AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, APRIL 17, 2025
8:30 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

Workshop

RHID Program Process

I. Chairman calls regular meeting to order

II. Approval of Minutes -

II.A. Planning Commission Minutes-March 20, 2025
Planning Commission Minutes- March 20, 2025

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

V. General Staff Report and Update

V.A. General Staff Report-April 17, 2025
General Staff Report- April 17, 2025

V.B. March 2025 Building Report
March 25 Building Report

VI. New Business

VI.A. GC2025-12: rezone from “R-1” Single Family Residential District with “PUD” Planned Unit Development and “ZL” Zero Lot Residential Overlay Districts to “R-1” Single Family District with a “PUD” Planned Unit Development Overlay District for the properties generally located at Block 1, Lots 9-21 of the Prairie View Acres – Phase One First Replat, Garden City, Kansas.

GC2025-12 Vicinity Map
GC2025-12 General Information

VI.B. FC2025-10: Preliminary Plat - Whitetail Crossing Addition (formerly known as Stevenson Acres)

FC2025-10 Preliminary Plat
FC2025-10 Vicinity Map

VI.C. FC2025-11: Final Plat - Whitetail Crossing Addition (formerly known as Stevenson Acres)

FC2025-11 Final Plat
FC2025-11 Vicinity Map

VII. Report of the Planning Secretary

VIII. Planning Commission Reports

IX. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

March 20, 2025

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, March 20, 2025, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Oyler called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Vice-Chair Anliker, Member Crockett, Member Dick, and Member Hanigan. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. APPROVAL OF MINUTES – February 20, 2025

Member Crocket made a motion to approve the minutes from February 20, 2025. *Vice-Chair Anliker* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Not Present	Yea	Not Present	Yea	Yea	Not Present	Not Present

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.
b. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
c. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
d. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
e. All application files in their entirety including Staff Reports

6. NEW BUSINESS

GC2025-07: Palmberg Land Surveying Services has filed an application for consideration of the Faith Community Addition Replat, generally located East of 2304 E Mary Street, Garden City, KS, at the request of Faith Community Church.

Staff Thompson- Presented staff report.

MEMBER CROCKET MADE A MOTION TO RECOMMEND APPROVAL OF THE FAITH COMMUNITY ADDITION REPLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. VICE-CHAIR ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Not Present	Yea	Not Present	Yea	Yea	Not Present	Not Present

Motion passed.

7. REPORT OF THE PLANNING SECRETARY

Staff Charles- Notified the Board that Staff has added different reports to the City Commission agenda and can review reports with them if they are interested in seeing them. Staff Charles also let the Board know that the city is still moving forward with the new County agreement that goes into effect July 1, 2025, and Staff will have a work session in the near future to explain how things will operate moving forward.

COMMISSION MEMBER REPORTS

Vice-Chair Anliker- Had questions regarding code enforcement complaints and procedures.

Staff Charles- Answered the code enforcement questions.

8. ADJOURN

The meeting was adjourned at 9:06 A.M.

Trent Maxwell — Secretary
Aleecya Charles
John Presisto
Daunte Thompson

Deborah Oyler — Chair
Jeana Anliker — Vice-Chair

GENERAL STAFF REPORT AND UPDATE
APRIL 17, 2025

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: March 13, 2025 – April 10, 2025

Site Plan	SP#	Landscape	Address	Project
Finney County Health Department	SPGC25-02	Y	2515 N 8th Street	New Building
Ron Naab	SPGC24-46	N	274 N Bus Drive	New Warehouse
Invenergy Wind Development LLC	SPGC24-47	N	8101 W Barlow Rd	New Meteorological Tower

Lot Splits & Parcel Plats Approved Administratively: March 13, 2025 – April 10, 2025

No Administrative Lot Splits or Parcel Plats Approved

Jurisdiction	Request	Description	Applicant/Surveyor

Commercial Certificate of Occupancies Issued: March 13, 2025 – April 10, 2025

Project	Address
Building Addition-Bible Christian Church	1501 E Mary Street
New Maverik Convenience Store	2601 E Mary Street

Discussion:

Rural Housing Incentive District (RHID)

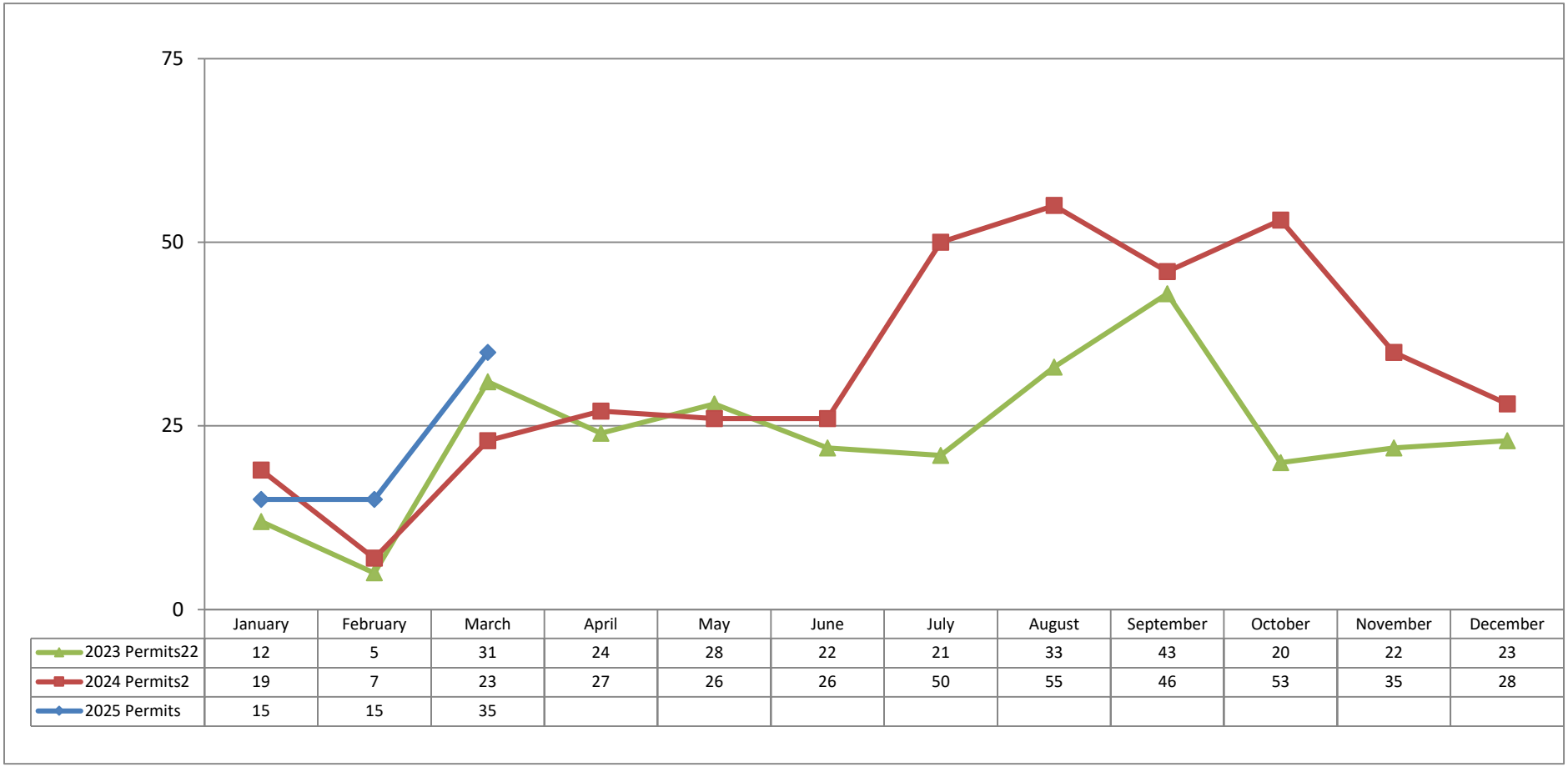
Neighborhood & Development Services
Building Report
March 2025



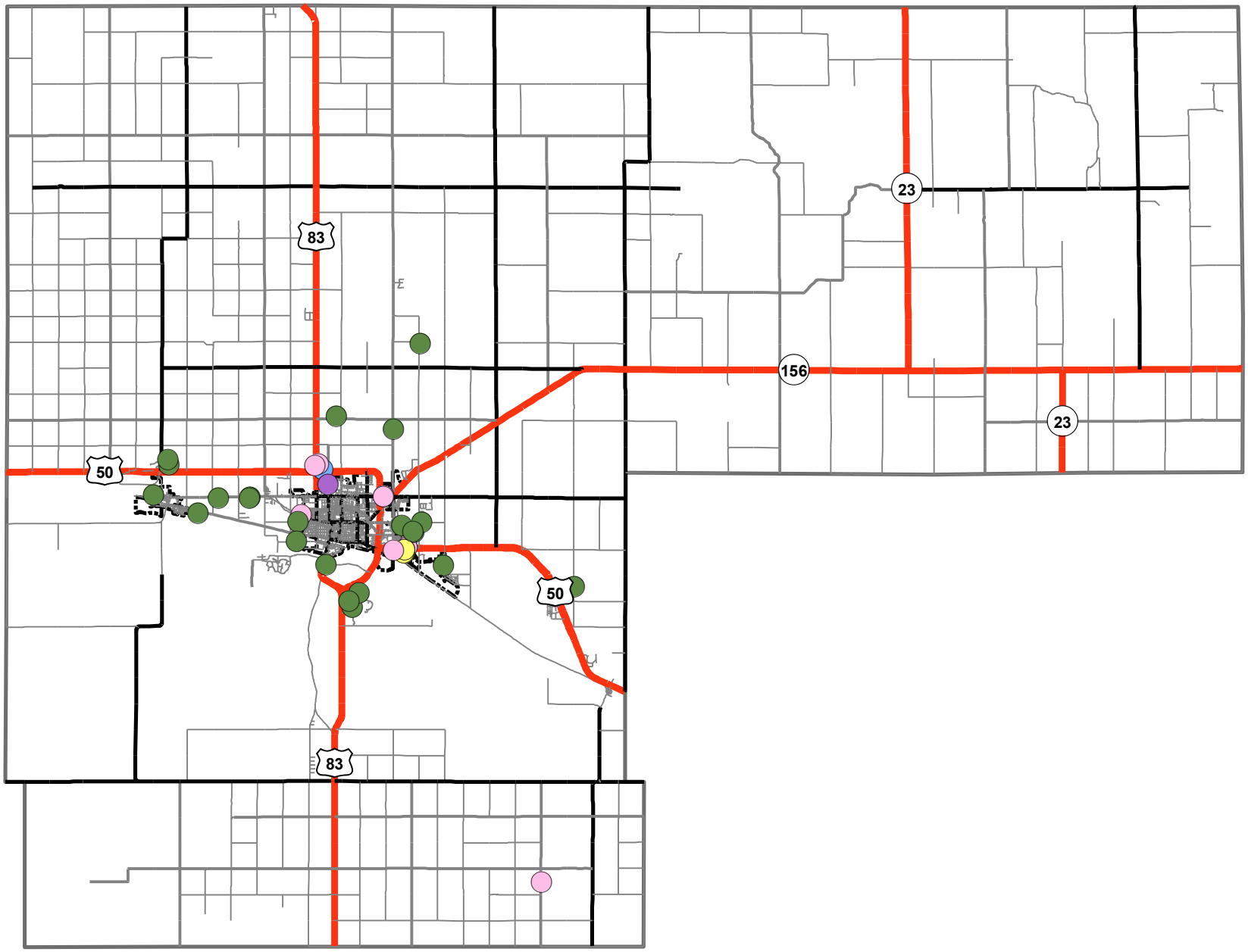
FINNEY COUNTY
2025 MONTHLY BUILDING REPORT

2025 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE	157.00			2,712.00			630.50		$ 3,500	**39**
	PERMITS	1			13			1		15	
	VALUATION	25,000			262,728			95,000		$ 382,728	
FEB	FEE		688		713		576	212		2,189	**57**
	PERMITS		2		10		1	2		15	
	VALUATION		132,866		52,411		80,000	29,937		295,214	
MAR	FEE		1,229		2,092		15,168	1,325	105	$ 19,918	**47**
	PERMITS		6		19		1	8	1	35	
	VALUATION		76,000		216,891		6,400,000	98,900	7,000	$ 6,798,791	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									0	
	PERMITS									0	
	VALUATION									0	
DEC	FEE									0	
	PERMITS									0	
	VALUATION									0	
2025 TOTAL PERMITS		1	8	0	42	0	2	11	1	$ 25,607 65 $ 7,476,733	**143**

2023-2025 FINNEY COUNTY BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2023 Permits22	12	5	31	24	28	22	21	33	43	20	22	23
2024 Permits2	19	7	23	27	26	26	50	55	46	53	35	28
2025 Permits	15	15	35									



Finney County

Permit Types

March 2025

- New Industrial
- New Commercial
- Commercial/Industrial Remodel
- Multi-Family
- Residential Remodel
- SF Manufactured (HUD Standards)
- SF Residential Includes Modular
- Misc

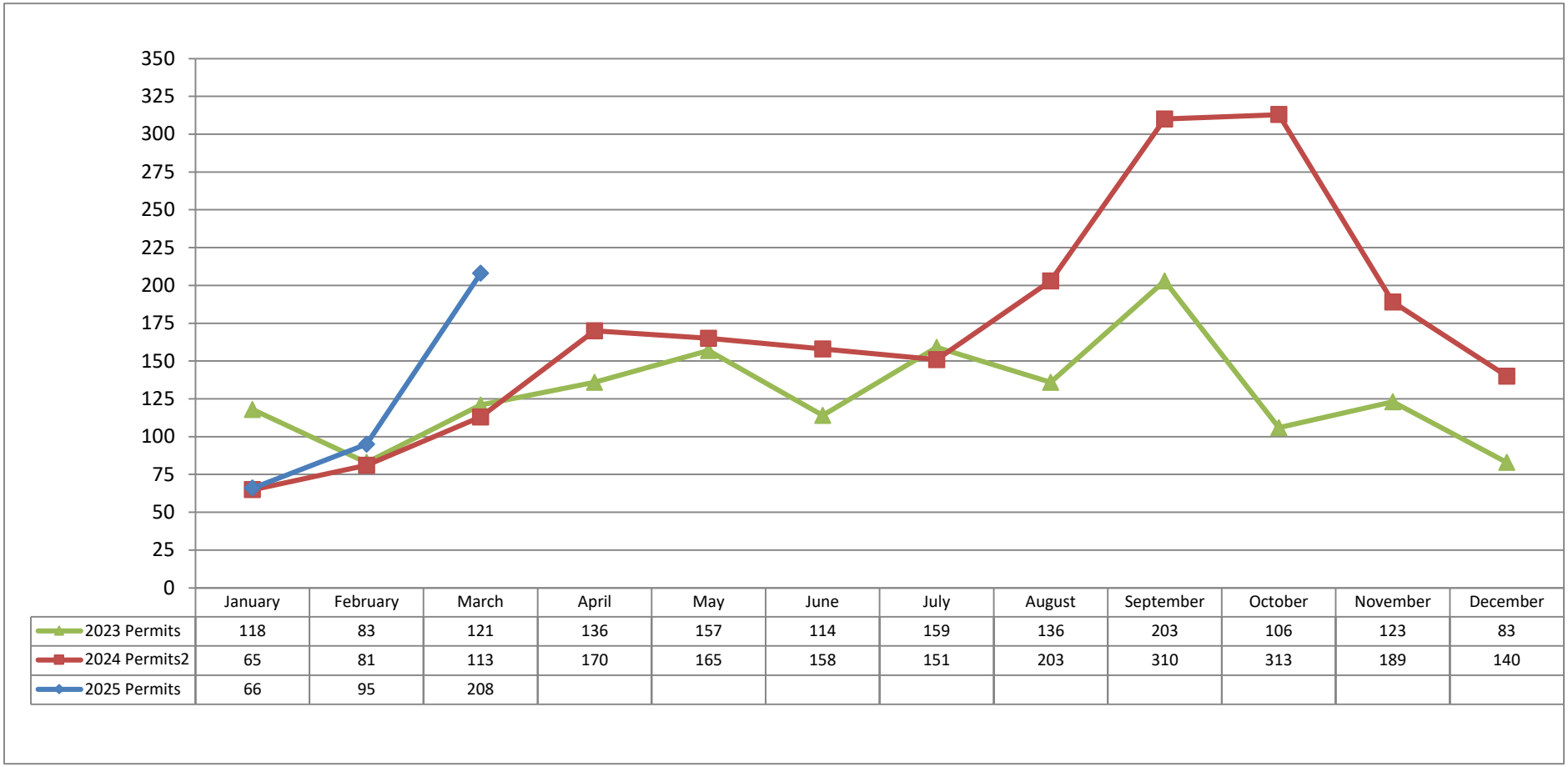
Municipal Boundaries

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR25-000157	Finney County	BD - Repair, Replacement, or Remodel Building Permit	640 S TOWNS BLVD	$ 55.00	$ 2,700.00	Residential Remodel	R/R Roof
RR25-000088	Finney County	BD - Repair, Replacement, or Remodel Building Permit	803 W TAYLOR JONES RD 3	$ 69.00	$ 4,300.00	Residential Remodel	Replace furnace
RR25-000105	Finney County	BD - Repair, Replacement, or Remodel Building Permit	6890 LYLE RD LOT 2	$ 69.00	$ 5,100.00	Residential Remodel	Replace furnace
SP24-000022	Finney County	BD - Sign Permit	4255 West US HIGHWAY 50	$ 156.00	$ -	Commercial/Industrial Remodel	SPORER FARMS sign
RR24-001873	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2013 W JONES FRONTAGE RD	$ 143.00	$ 7,500.00	Commercial/Industrial Remodel	Change out 2.5 ton ac and 75K 80% furnace
RR24-001685	Finney County	BD - Repair, Replacement, or Remodel Building Permit	8550 N FARMLAND RD	$ 442.50	$ 65,000.00	Residential Remodel	build new garage and porch to replace existing carport
RR25-000245	Finney County	BD - Repair, Replacement, or Remodel Building Permit	12500 S BEEFLAND RD	$ 425.50	$ 60,400.00	Commercial/Industrial Remodel	remove and replace existing roof
RR25-000263	Finney County	BD - Repair, Replacement, or Remodel Building Permit	1420 S SHERMAN RD	$ 131.00	$ 24,363.27	Residential Remodel	Roof Full Replacement
RR25-000241	Finney County	BD - Repair, Replacement, or Remodel Building Permit	50 GRANDVIEW DR	$ 82.00	$ 5,007.42	Residential Remodel	Roof Full Replacement
RR25-000298	Finney County	BD - Repair, Replacement, or Remodel Building Permit	5250 N JENNIE BARKER RD	$ 55.00	$ 2,300.00	Residential Remodel	WATER HEATER REPLACEMENT - 40GALLON PROPANE
RR25-000035	Finney County	BD - Repair, Replacement, or Remodel Building Permit	103 CAMBRIDGE CT	$ 42.00	$ 1,500.00	Residential Remodel	WATER HEATER REPLACEMENT - 50GALLON NG
CC25-000004	Finney County	BD - New Commercial Construction Building Permit	225 Chloe Avenue	$ 15,168.00	$ 6,400,000.00	New Commercial	New pre-engineered metal building small (11,704 sq ft) distribution warehouse
RA24-000107	Finney County	BD - Residential Accessory Building Permit	4020 E LAMONTE Place	$ 157.00	$ 10,000.00	Residential Remodel	Enclosed Porch
SP25-000013	Finney County	BD - Sign Permit	50 E ACRAWAY Avenue	$ 101.00	$ -	Commercial/Industrial Remodel	Maverik Sign
RC25-000014	Finney County	BD - New Residential Construction Building Permit	4170 E US HIGHWAY 50 405	$ 131.00	$ 9,000.00	SF Manufactured (HUD Standards)	Install New mobile home
RR25-000309	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2224 W KANSAS LOT 1	$ 42.00	$ 300.00	Residential Remodel	GAS PRESSURE TEST
RC25-000013	Finney County	BD - New Residential Construction Building Permit	4170 E US HIGHWAY 50 411	$ 131.00	$ 10,000.00	SF Manufactured (HUD Standards)	Install new Mobile home
RC25-000015	Finney County	BD - New Residential Construction Building Permit	4170 E US HIGHWAY 50 407	$ 131.00	$ 7,500.00	SF Manufactured (HUD Standards)	Install new mobile home
RC25-000016	Finney County	BD - New Residential Construction Building Permit	4170 E US HIGHWAY 50 413	$ 131.00	$ 8,500.00	SF Manufactured (HUD Standards)	Install new mobile home
RR25-000224	Finney County	BD - Repair, Replacement, or Remodel Building Permit	6935 W JOSS Road	$ 131.00	$ 8,200.00	Residential Remodel	Remove and Replace Shingles
RR25-000227	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3762 A W JONES Avenue	$ 42.00	$ 300.00	Residential Remodel	Gas line install
RR25-000257	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3055 E MARY Street	$ 88.00	$ 6,000.00	Commercial/Industrial Remodel	R/R Roof
RR25-000207	Finney County	BD - Repair, Replacement, or Remodel Building Permit	201 E JONES	$ 42.00	$ 150.00	Residential Remodel	REPAIR WATER LINE FROM METER TO MOBILE HOME
RR25-000203	Finney County	BD - Repair, Replacement, or Remodel Building Permit	730 N INDUSTRIAL 108	$ 82.00	$ 5,320.00	Residential Remodel	R/R Roof
RR25-000190	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3762 W JONES Avenue	$ 42.00	$ 500.00	Residential Remodel	NEW ELECTRIC METER FOR SHOP 100 AMP
RR25-000195	Finney County	BD - Repair, Replacement, or Remodel Building Permit	4170 East US HIGHWAY 50 #105	$ 29.00	$ 1,000.00	SF Manufactured (HUD Standards)	New Mobile Home
RC24-000004	Finney County	BD - New Residential Construction Building Permit	4170 East US HIGHWAY 50 #105	$ 676.00	$ 40,000.00	SF Manufactured (HUD Standards)	New Mobile Home
RA25-000012	Finney County	BD - Residential Accessory Building Permit	5470 W RAILROAD Avenue	$ 157.00	$ 25,000.00	Residential Remodel	40X46 POLE BARN/STORAGE BUILDING W/ ELECTRIC
RR25-000188	Finney County	BD - Repair, Replacement, or Remodel Building Permit	204 E BURNSIDE Drive	$ 42.00	$ 350.00	Residential Remodel	REWORK SERVICE ON HOUSE & INSTALL MAIN DISCONNECT & RISER (STORM DAMAGE)
RR25-000162	Finney County	BD - Repair, Replacement, or Remodel Building Permit	106 DURHAM Place	$ 131.00	$ 6,500.00	Residential Remodel	Remove and Replace Shingles
RA25-000013	Finney County	BD - Residential Accessory Building Permit	4805 E SCHULMAN Avenue	$ 278.00	$ 50,000.00	Residential Remodel	50X60 Detached Garage
RR25-000182	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2823 E Mary Street	$ 130.00	$ 25,000.00	Commercial/Industrial Remodel	Nokia Market Modernization: Removing all antennas, installing (9) antennas, remove all RRUs, install (12) RRUs, install (1) DC9, install (1) fiber, and keep existing cabling.
RP25-000016	Finney County	BD - Right of Way and Excavation Permit	305 Jennie barker	$ 30.00	$ -	Commercial/Industrial Remodel	Excavation
SP25-000005	Finney County	BD - Sign Permit	3795 SOLAR Avenue	$ 251.00	$ -	Commercial/Industrial Remodel	Bruckner's Sign
RR25-000331	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3065 N 8TH Street	$ 105.00	$ 7,000.00	Misc	R/R 30 SQ ARCHITECTUAL SHINGLES
			Total	**$ 19,918.00**	**$ 6,798,790.69**		

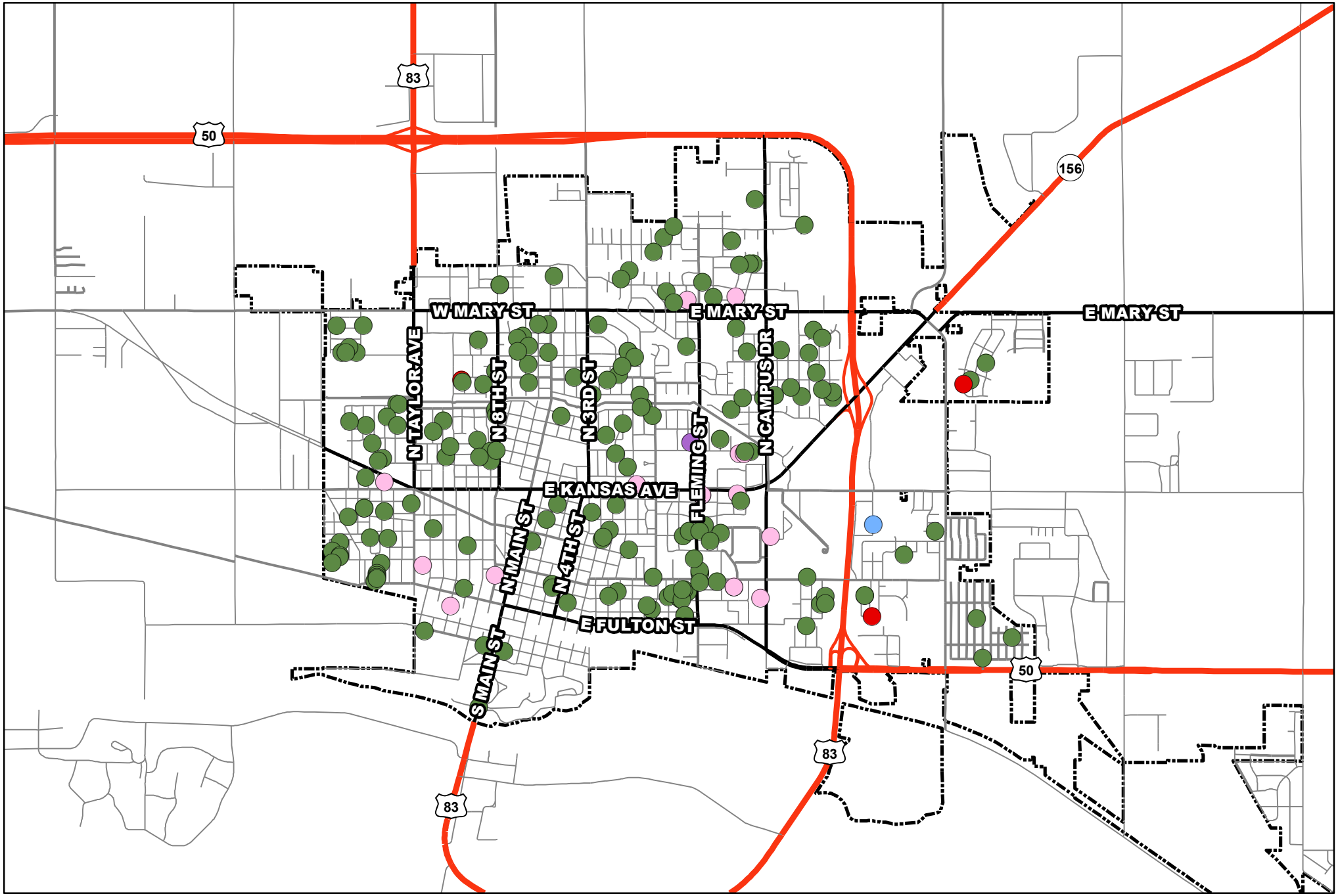
GARDEN CITY
2025 MONTHLY BUILDING REPORT

2025 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE	1,744	200		3,434	3,586		1,969	1,814	$ 12,747	**187**
	PERMITS	2	1		49	2		11	1	66	
	VALUATION	400,000	30,500		390,982	844,000		252,879	412,400	$ 2,330,761	
FEB	FEE	1,944			4,760			4,650	260	$ 11,614	**154**
	PERMITS	3			77			13	2	95	
	VALUATION	430,000			405,019			816,431	21,200	$ 1,672,650	
MAR	FEE	2,787			14,162	13,160		1,322	4,623	$ 36,054	**305**
	PERMITS	3			186	1		11	6	207	
	VALUATION	670,000			1,347,184	5,500,000		100,782	1,054,742	$ 8,672,707	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									-	
	VALUATION									$ -	
DEC	FEE									-	
	PERMITS									-	
	VALUATION									-	
2025 TOTAL PERMITS		8	1	0	312	3	0	35	9	$ 60,415 368 $ 12,676,118	**646**

2023-2025 GARDEN CITY BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2023 Permits	118	83	121	136	157	114	159	136	203	106	123	83
2024 Permits2	65	81	113	170	165	158	151	203	310	313	189	140
2025 Permits	66	95	208									



Garden City

Permit Types

March 2025

- New Industrial
- New Commercial
- Commercial/Industrial Remodel
- Multi-Family
- Residential Remodel
- SF Manufactured (HUD Standards)
- SF Residential Includes Modular
- Misc
- Municipal Boundaries

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR25-000174	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1101 E JOHNSON ST	$ 105.00	$ 9,958.75	Residential Remodel	Roof Full Replacement
RR25-000179	Garden City	BD - Repair, Replacement, or Remodel Building Permit	4101 E US HIGHWAY 50	$ 29.00	$ 1,600.00	Residential Remodel	Replace 40 Shingles on Roof
RR25-000127	Garden City	BD - Repair, Replacement, or Remodel Building Permit	3201 N CAMPUS DR APT 415	$ 56.00	$ 4,000.00	Residential Remodel	Replace air handler
RR25-000177	Garden City	BD - Repair, Replacement, or Remodel Building Permit	903 N 1ST ST	$ 56.00	$ 3,400.00	Residential Remodel	Replace furnace
RR25-000178	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2912 CLIFF PL	$ 105.00	$ 9,700.00	Residential Remodel	Replace furnace and air conditioner
RR25-000183	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1902 WINDY VIEW DR	$ 105.00	$ 15,411.32	Residential Remodel	Roof Full Replacement
RR25-000184	Garden City	BD - Repair, Replacement, or Remodel Building Permit	518 STOECKLY PL	$ 29.00	$ 1,500.00	Residential Remodel	emergency wind damage repair 100a service riser
RR25-000187	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1008 N 6TH ST	$ 56.00	$ 3,800.00	Residential Remodel	remove and replace 100' of sewer line from house to city main
RR25-000200	Garden City	BD - Repair, Replacement, or Remodel Building Permit	402 DAVIS ST	$ 105.00	$ 8,919.28	Residential Remodel	Roof Full Replacement
RR25-000143	Garden City	BD - Repair, Replacement, or Remodel Building Permit	802 N CAMPUS DR	$ 130.00	$ 8,500.00	Commercial/Industrial Remodel	Change out 3 ton 14 seer roof top unit
RR25-000155	Garden City	BD - Repair, Replacement, or Remodel Building Permit	303 N 3RD ST	$ 56.00	$ 4,100.00	Residential Remodel	Change out 2.5 ton ac
RR25-000204	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2004 MOHAWK Drive	$ 105.00	$ 6,543.00	Residential Remodel	R/R Roof
RR25-000198	Garden City	BD - Repair, Replacement, or Remodel Building Permit	908 HOWERTON PL	$ 105.00	$ 6,330.22	Residential Remodel	Roof Full Replacement
RR25-000202	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2509 N MAIN ST	$ 29.00	$ 2,700.00	Residential Remodel	R/R Roof
RR25-000209	Garden City	BD - Repair, Replacement, or Remodel Building Permit	601 E HAMLINE ST	$ 105.00	$ 8,000.00	Residential Remodel	Reroof
RR25-000220	Garden City	BD - Repair, Replacement, or Remodel Building Permit	406 N 5TH Street	$ 29.00	$ 350.00	Residential Remodel	Sewer Main Repair
RR25-000221	Garden City	BD - Repair, Replacement, or Remodel Building Permit	704 N 7TH Street	$ 29.00	$ 350.00	Residential Remodel	Sewer Main Repair
RC24-000102	Garden City	BD - New Residential Construction Building Permit	310 SARAH Street	$ 872.00	$ 200,000.00	SF Residential Includes Modular	new Single Family home
RR25-000218	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1408 BUFFALO JONES AVE	$ 220.00	$ 31,780.00	Commercial/Industrial Remodel	Reroof
RR25-000223	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1806 WINDY VIEW DR	$ 105.00	$ 24,678.68	Residential Remodel	Roof Full Replacement
RR25-000228	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1008 E HAMLINE ST	$ 105.00	$ 8,000.00	Residential Remodel	Reroof
RR25-000235	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2801 N 8TH Street 5	$ 29.00	$ 150.00	Residential Remodel	Gas Pressure Test
RR25-000246	Garden City	BD - Repair, Replacement, or Remodel Building Permit	805 East FAIR Street	$ 56.00	$ 5,000.00	Residential Remodel	R/R Roof
RR25-000268	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1710 BENTON Street	$ 29.00	$ 3,000.00	Residential Remodel	R/R Roof
RA24-000110	Garden City	BD - Residential Accessory Building Permit	1711 CRESTWAY DR	$ 200.00	$ 35,000.00	Residential Remodel	Garage Addition
RR25-000238	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1711 N 7TH ST	$ 105.00	$ 18,549.63	Residential Remodel	Roof Full Replacement
RR25-000239	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1210 RIDGEWOOD DR	$ 105.00	$ 14,328.43	Residential Remodel	Roof Full Replacement
RR25-000249	Garden City	BD - Repair, Replacement, or Remodel Building Permit	207 N 10TH ST	$ 29.00	$ 2,000.00	Residential Remodel	R/R Roof
RR25-000271	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1217 W CAMPBELL ST	$ 56.00	$ 3,300.00	Residential Remodel	Roof Replacement
RR25-000287	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1215 W CAMPBELL Street	$ 56.00	$ 3,300.00	Residential Remodel	R/R Roof
RR25-000289	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2702 FLEMING ST	$ 105.00	$ 12,066.85	Residential Remodel	Roof Full Replacement
RR25-000291	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2010 MOHAWK DR	$ 105.00	$ 9,635.22	Residential Remodel	Roof Full Replacement
RR25-000293	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2243 STETSON WAY	$ 105.00	$ 17,872.42	Residential Remodel	Roof Full Replacement
RR25-000301	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1503 E HACKBERRY ST	$ 105.00	$ 17,030.00	Residential Remodel	Re-Roof
RR25-000303	Garden City	BD - Repair, Replacement, or Remodel Building Permit	502 W CAMPBELL ST	$ 105.00	$ 6,682.00	Residential Remodel	Re-Roof
RR25-000306	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1618 E SPRUCE ST	$ 105.00	$ 8,132.00	Residential Remodel	Roof Full Replacement
FP25-000016	Garden City	BD - Fence Permit	1501 E LAUREL Street	$ 29.00	$ 2,200.00	Residential Remodel	6' Fence
FP25-000017	Garden City	BD - Fence Permit	1506 WILLOW Lane	$ 56.00	$ 3,450.00	Residential Remodel	6' Fence
RR25-000314	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1410 SAINT JOHN Street	$ 105.00	$ 9,994.00	Residential Remodel	R/R Roof
RR25-000240	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1624 SUMMIT ST	$ 105.00	$ 10,126.94	Residential Remodel	Roof Full Replacement
RR25-000274	Garden City	BD - Repair, Replacement, or Remodel Building Permit	407 N 8TH ST	$ 220.00	$ 26,219.00	Commercial/Industrial Remodel	Removal and replacement
RR25-000299	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1105 E KANSAS Plaza	$ 130.00	$ 10,000.00	Commercial/Industrial Remodel	Create 3 office rooms
RR25-000334	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2004 CHEROKEE RD	$ 105.00	$ 7,536.00	Residential Remodel	Re-Roof
RR25-000194	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1717 CENTER ST	$ 29.00	$ 1,500.00	Residential Remodel	100a service riser repair - emergency wind damage
RR25-000307	Garden City	BD - Repair, Replacement, or Remodel Building Permit	614 N 13TH ST	$ 29.00	$ 3,000.00	Residential Remodel	R/R Roof
RR25-000324	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1803 JULIE ST	$ 56.00	$ 5,005.00	Residential Remodel	Re-Roof
RR25-000338	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1712 OLD MANOR RD	$ 105.00	$ 8,560.90	Residential Remodel	Roof Full Replacement
RR25-000340	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1606 BENTON ST	$ 105.00	$ 6,311.13	Residential Remodel	Roof Full Replacement
RR25-000341	Garden City	BD - Repair, Replacement, or Remodel Building Permit	302 W EMERSON AVE	$ 105.00	$ 7,970.69	Residential Remodel	Roof Full Replacement
FP25-000024	Garden City	BD - Fence Permit	1701 BENTON Street	$ 29.00	$ 1,600.00	Residential Remodel	6' fence
RR25-000292	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1407 MELS DR	$ 32.00	$ 2,300.00	Residential Remodel	GAS PRESSURE TEST - NEW GAS LINE TO COOK TOP
RR25-000335	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1507 N 9TH ST	$ 105.00	$ 6,347.88	Residential Remodel	Re-roof
RR25-000336	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1710 PEPPERWOOD CT	$ 105.00	$ 17,947.86	Residential Remodel	Re-roof
RR25-000339	Garden City	BD - Repair, Replacement, or Remodel Building Permit	820 JC ST	$ 105.00	$ 9,412.81	Residential Remodel	Roof Full Replacement
RR25-000067	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1820 KOSTER ST	$ 29.00	$ 1,500.00	Residential Remodel	40GALLON NG WATER HEATER REPLACMENT
RR25-000364	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1916 HARDING	$ 130.00	$ 10,499.42	Commercial/Industrial Remodel	R/R Roof
RR25-000371	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2610 HENDERSON DR	$ 130.00	$ 13,283.48	Commercial/Industrial Remodel	Roof Full Replacement
RR25-000375	Garden City	BD - Repair, Replacement, or Remodel Building Permit	515 N 10TH ST	$ 105.00	$ 8,000.00	Residential Remodel	Reroof
CP25-000006	Garden City	BD - Concrete Permit	2911 ROWLAND Circle	$ 29.00	$ 3,000.00	Residential Remodel	35x10 driveway extension and 20x12 patio in back yard
RR25-000134	Garden City	BD - Repair, Replacement, or Remodel Building Permit	606 FLEMING Street	$ 105.00	$ 7,500.00	Residential Remodel	Remove and Replace Shingles
RR25-000135	Garden City	BD - Repair, Replacement, or Remodel Building Permit	606 FLEMING Street	$ 105.00	$ 6,500.00	Residential Remodel	Remove and Replace Shingles
RR25-000147	Garden City	BD - Repair, Replacement, or Remodel Building Permit	610 FLEMING Street	$ 105.00	$ 6,500.00	Residential Remodel	Remove and Replace Shingles
RR25-000167	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1804 E FAIR Street	$ 105.00	$ 12,179.51	Residential Remodel	Roof Full Replacement
RR25-000168	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2003 ARAPAHO Drive	$ 105.00	$ 12,840.94	Residential Remodel	Roof Full Replacement
RR25-000169	Garden City	BD - Repair, Replacement, or Remodel Building Permit	901 N 6TH Street	$ 314.50	$ 50,500.13	Residential Remodel	Roof Full Replacement

RR25-000172	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1508 JAN Street	$ 56.00	$ 4,500.00	Residential Remodel	REPLACE SEWER LINE
RR25-000173	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2322 C Street	$ 105.00	$ 13,114.00	Residential Remodel	Roof Full Replacement
FP25-000005	Garden City	BD - Fence Permit	2911 ROWLAND Circle	$ 105.00	$ 6,900.00	Residential Remodel	3/6 ft fence around home
RR25-000175	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1504 JAN Street	$ 105.00	$ 8,140.00	Residential Remodel	R/R 18 SQ COMP SHINGLES
RR25-000176	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1603 SAINT JOHN Street A 1/2	$ 29.00	$ 450.00	Residential Remodel	GAS PRESSURE TEST
RA25-000006	Garden City	BD - Residential Accessory Building Permit	2101 W MAPLE Street	$ 252.00	$ 30,000.00	Residential Remodel	30x50 Detached Garage
CP25-000007	Garden City	BD - Concrete Permit	662 WHEATRIDGE Road	$ 29.00	$ 200.00	Residential Remodel	INSTALL NEW SIDEWALK
CC25-000005	Garden City	BD - New Commercial Construction Building Permit	712 ST JOHN Street	$ 413.00	$ 63,242.00	Misc	4 New offices
RR25-000185	Garden City	BD - Repair, Replacement, or Remodel Building Permit	906.5 W OLIVE Street	$ 29.00	$ 300.00	Residential Remodel	REPLACE WIRE ON SERVICE TO METER BOX
RR25-000180	Garden City	BD - Repair, Replacement, or Remodel Building Permit	5715 KOEHN Avenue	$ 131.00	$ 18,000.00	Residential Remodel	R/R 44 SQ LANDMARK SHINGLES
RR25-000181	Garden City	BD - Repair, Replacement, or Remodel Building Permit	601 CENTER Street	$ 29.00	$ 1,200.00	Residential Remodel	REPLACE SEWER LINE
SP25-000009	Garden City	BD - Sign Permit	1804 E KANSAS Avenue	$ 75.00	$ -	Commercial/Industrial Remodel	Pylon sign for 7Brew
DP25-000005	Garden City	BD - Demolition Permit	1606 E KANSAS Avenue	$ 30.00	$ -	Commercial/Industrial Remodel	DEMO TWO OFFICES
RC25-000017	Garden City	BD - New Residential Construction Building Permit	802 W FAIR Street	$ 804.00	$ 180,000.00	SF Residential Includes Modular	New single family home
RR25-000191	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2020 COMMANCHE Drive	$ 56.00	$ 4,750.00	Residential Remodel	R/R 19 SQ METAL SHINGLES
RR25-000192	Garden City	BD - Repair, Replacement, or Remodel Building Permit	3332 JANTZ Circle	$ 105.00	$ 13,669.42	Residential Remodel	R/R 34 SQ COMP SHINGLES
RP25-000015	Garden City	BD - Right of Way and Excavation Permit	1605 GEORGE Street	$ 30.00	$ -	Residential Remodel	REPLACE SEWER LINE
RR25-000160	Garden City	BD - Repair, Replacement, or Remodel Building Permit	730 N INDUSTRIAL A	$ 55.00	$ 1,500.00	Residential Remodel	Install 100Amp meter
RR25-000161	Garden City	BD - Repair, Replacement, or Remodel Building Permit	730 N INDUSTRIAL B	$ 55.00	$ 1,500.00	Residential Remodel	Install 100A Service
RR25-000201	Garden City	BD - Repair, Replacement, or Remodel Building Permit	407 EVANS Street	$ 56.00	$ 6,000.00	Residential Remodel	R/R 35 SQ COMP SHINGLES
CC24-000023	Garden City	BD - New Commercial Construction Building Permit	930 Lareu Road	$ 13,160.00	$ 5,500,000.00	New Commercial	Blue Sky Restaurant
RR25-000196	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1605 GEORGE Street	$ 56.00	$ 4,000.00	Residential Remodel	REPLACE SEWER LINE
RR25-000197	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1016 N 1ST Street	$ 29.00	$ 800.00	Residential Remodel	REPAIR MAIN SERVICE 100 AMP
FP25-000008	Garden City	BD - Fence Permit	LAREU ROAD FENCE	$ -	$ -	Misc	NEW 5FT VINYL FENCE
RA24-000111	Garden City	BD - Residential Accessory Building Permit	327 COLONY Street	$ 56.00	$ 3,500.00	Residential Remodel	12X16 storage
RR25-000205	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1607 WILLOW Lane	$ 105.00	$ 7,750.00	Residential Remodel	R/R Roof
RR25-000208	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1305 SUMMIT	$ 56.00	$ 5,950.00	Residential Remodel	R/R Roof
RR25-000199	Garden City	BD - Repair, Replacement, or Remodel Building Permit	405 MAGNOLIA Street	$ 29.00	$ 2,200.00	Residential Remodel	LAWN SPRINKLERS
RR25-000214	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2611 PEARLY JANE Avenue	$ 105.00	$ 21,300.00	Residential Remodel	R/R 50 SQ COMP SHINGLES
RR25-000215	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1007 E JOHNSON Street	$ 155.00	$ 11,664.00	Residential Remodel	R/R 29 SQ COMP SHINGLES
RR25-000216	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1604 SAFFORD Avenue	$ 155.00	$ 7,400.00	Residential Remodel	R/R 19 SQ COMP SHINGLES
RR25-000217	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1803 SLOAN Street	$ 200.00	$ 32,600.00	Residential Remodel	R/R 80 SQ COMP SHINGLES
RR25-000222	Garden City	BD - Repair, Replacement, or Remodel Building Permit	405 E LAUREL Street	$ 29.00	$ 350.00	Residential Remodel	Sewer Main Repair
RR25-000219	Garden City	BD - Repair, Replacement, or Remodel Building Permit	808 N 2ND Street	$ 29.00	$ 3,000.00	Residential Remodel	New Service Disconnect
RR25-000226	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1224 OLD MANOR Road	$ 105.00	$ 7,355.00	Residential Remodel	R/R Roof
FP25-000007	Garden City	BD - Fence Permit	2702 N 8TH Street	$ 29.00	$ 1,500.00	Residential Remodel	INSTALL 6 FT WOOD FENCE
FP25-000011	Garden City	BD - Fence Permit	2101 N 6TH Street	$ 29.00	$ 850.00	Residential Remodel	NEW 6FT WOOD FENCE
SP25-000012	Garden City	BD - Sign Permit	1606 E KANSAS Avenue	$ 150.00	$ -	Commercial/Industrial Remodel	SECURITY STATE BANK SIGNS
CP25-000008	Garden City	BD - Concrete Permit	2702 N 8TH Street	$ 29.00	$ 1,200.00	Residential Remodel	12X26 PATIO
CA25-000003	Garden City	BD - Commercial Accessory Building Permit	1501 E MARY Street	$ 220.00	$ 40,000.00	Misc	30x60x12'4 STORAGE SHED (SHELL ONLY)
FP25-000013	Garden City	BD - Fence Permit	808 FLEMING Street	$ 29.00	$ 1,000.00	Residential Remodel	6' Fleming
RP25-000017	Garden City	BD - Right of Way and Excavation Permit	662 WHEATRIDGE Road	$ 30.00	$ -	Residential Remodel	INSTALL NEW SIDEWALK
RR25-000242	Garden City	BD - Repair, Replacement, or Remodel Building Permit	3613 WESTPORT Avenue	$ 56.00	$ 4,480.00	Residential Remodel	R/R Roof
RR25-000243	Garden City	BD - Repair, Replacement, or Remodel Building Permit	812 N 2ND Street	$ 29.00	$ 3,000.00	Residential Remodel	R/R Roof
RR25-000244	Garden City	BD - Repair, Replacement, or Remodel Building Permit	506 FLEMING Street	$ 105.00	$ 8,433.84	Residential Remodel	R/R roof - 21 1/3 sq
RR25-000236	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2709 BELMONT Place	$ 56.00	$ 5,000.00	Residential Remodel	R/R Roof
RR25-000229	Garden City	BD - Repair, Replacement, or Remodel Building Permit	623 FLEMING Street	$ 29.00	$ 500.00	Residential Remodel	Repair sewer line with PVC
RR25-000230	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1616 CONKLING Avenue	$ 29.00	$ 500.00	Residential Remodel	Repair sewer line with PVC
RR25-000258	Garden City	BD - Repair, Replacement, or Remodel Building Permit	610 W MAPLE Street	$ 29.00	$ 2,500.00	Residential Remodel	R/R Roof
RR25-000260	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1507 JENNY Avenue	$ 105.00	$ 8,740.00	Residential Remodel	R/R Roof
RR25-000262	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1608 GLENELLEN Drive	$ -	$ 1,500.00	Misc	(CITY WORK) Rework service - move electrical meter from alley and attach it to the house
RR25-000266	Garden City	BD - Repair, Replacement, or Remodel Building Permit	812 FITZ Street	$ 56.00	$ 5,000.00	Residential Remodel	Irrigation System
RR25-000267	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1607 CONARD Avenue	$ 29.00	$ 1,800.00	Residential Remodel	R/R Siding
FP25-000009	Garden City	BD - Fence Permit	100 RYAN Avenue	$ 42.00	$ 2,500.00	Residential Remodel	6' Fence
FP25-000010	Garden City	BD - Fence Permit	609 CONKLING Avenue	$ 29.00	$ 450.00	Residential Remodel	6' Fence
DP25-000004	Garden City	BD - Demolition Permit	1802 E SPRUCE Street	$ 30.00	$ -	Misc	Remodel for Adult Technical Education Center
RR25-000250	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2802 HENDERSON Drive	$ 105.00	$ 17,815.00	Residential Remodel	R/R 50 SQ COMP SHINGLES
RR25-000251	Garden City	BD - Repair, Replacement, or Remodel Building Permit	904 E THOMPSON Street	$ 155.00	$ 10,200.00	Residential Remodel	R/R Roof
RR25-000252	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2312 B Street	$ 155.00	$ 7,774.00	Residential Remodel	R/R 20 SQ COMP SHINGLES
RR25-000253	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1008 N 3RD Street	$ 56.00	$ 5,040.00	Residential Remodel	R/R roof - 18 sq
RR25-000254	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2510 A Street	$ 56.00	$ 3,640.00	Residential Remodel	R/R roof - 13 sq
RR25-000255	Garden City	BD - Repair, Replacement, or Remodel Building Permit	508 N CHESTERFIELD Drive	$ 56.00	$ 4,760.00	Residential Remodel	R/R roof - 17 sq
RR25-000278	Garden City	BD - Repair, Replacement, or Remodel Building Permit	303 S 7TH Street	$ -	$ 600.00	Residential Remodel	install new meter can/city work
FP25-000019	Garden City	BD - Fence Permit	1528 N 12TH Street	$ 29.00	$ 1,000.00	Residential Remodel	6' Fence
RR25-000206	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2928 SQUIRE Place	$ 105.00	$ 9,600.00	Residential Remodel	Remove and Replace Shingles

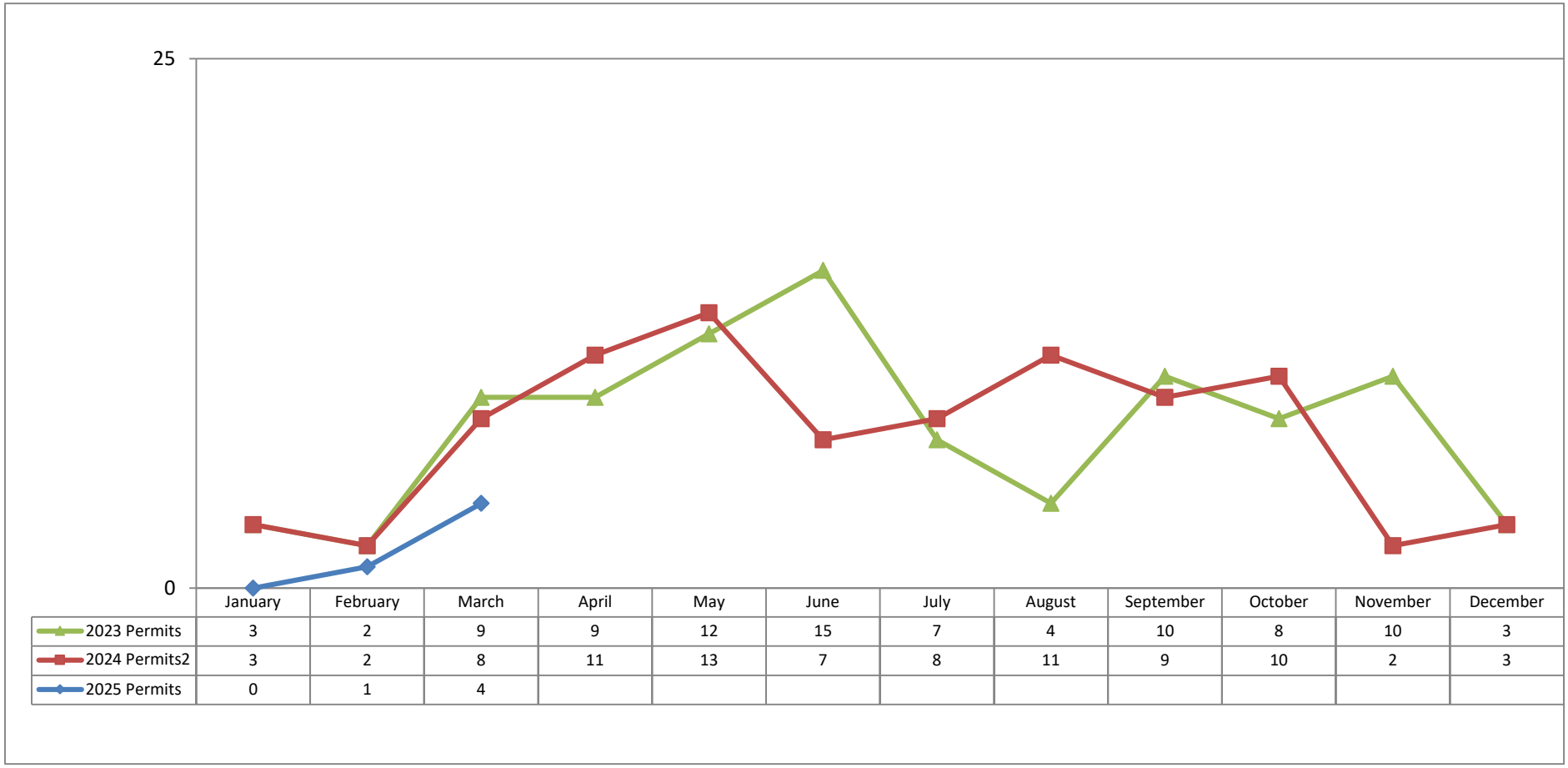
RR25-000225	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2209 APACHE Drive	$ 105.00	$ 10,300.00	Residential Remodel	Remove and Replace Shingles
RR25-000261	Garden City	BD - Repair, Replacement, or Remodel Building Permit	5000 W JONES Avenue	$ 131.00	$ 9,400.00	Residential Remodel	Install Metal panels over 1 layer of shingles
RR25-000270	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1703 PARKWOOD Lane	$ 105.00	$ 8,000.00	Residential Remodel	R/R roof
RA25-000016	Garden City	BD - Residential Accessory Building Permit	1807 PATS Drive	$ 105.00	$ 10,470.00	Residential Remodel	12x16 shed on 18x21 concrete slab
RR25-000112	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1802 E SPRUCE Street	$ 3,960.00	$ 950,000.00	Misc	Remodel for Adult Technical Education Center
RR25-000269	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1514 N 13TH Street	$ 29.00	$ 2,800.00	Residential Remodel	R/R Roof
RR25-000272	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2116 B Street	$ 105.00	$ 7,280.00	Residential Remodel	R/R roof - 26 sq
FP25-000012	Garden City	BD - Fence Permit	1312 HATTIE Street	$ 108.00	$ 1,200.00	Residential Remodel	6' Fence
FP25-000015	Garden City	BD - Fence Permit	708 E FAIR Street	$ 56.00	$ 3,585.00	Residential Remodel	6' Fence
RR25-000315	Garden City	BD - Repair, Replacement, or Remodel Building Permit	504 STOECKLY Place	$ 105.00	$ 6,400.00	Residential Remodel	R/R 16 SQ COMP SHINGLES
RR25-000316	Garden City	BD - Repair, Replacement, or Remodel Building Permit	503 STOECKLY Place	$ 105.00	$ 7,779.00	Residential Remodel	R/R Roof
RR25-000317	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1503 E LAUREL Street	$ 105.00	$ 6,500.00	Residential Remodel	R/R 13 SQ ASPHALT SHINGLES
RR25-000318	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1207 E CHESTNUT Street	$ 56.00	$ 5,994.32	Residential Remodel	R/R Roof
RR25-000319	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1304 HATTIE Street	$ 56.00	$ 5,395.69	Residential Remodel	R/R Roof
RR25-000320	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2504 DEE Avenue	$ 56.00	$ 5,600.00	Residential Remodel	R/R Roof
RR25-000323	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2301 E SPRUCE Street	$ 105.00	$ 10,000.00	Residential Remodel	R/R Roof (Shed located at 2046 Gene)
RR25-000329	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2107 N 8TH Street	$ 162.00	$ 6,000.00	Residential Remodel	R/R Roof
RR25-000304	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2706 SHAMUS Street	$ 155.00	$ 7,800.00	Residential Remodel	R/R Roof
RR25-000305	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1910 ST JOHN Street	$ 29.00	$ 2,500.00	Residential Remodel	R/R 11.4 SQ COMP SHINGLES
RR25-000295	Garden City	BD - Repair, Replacement, or Remodel Building Permit	604 E HAMLINE Street	$ 56.00	$ 4,680.00	Residential Remodel	R/R Roof
RR25-000296	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2617 COACHMAN Lane	$ 105.00	$ 13,007.00	Residential Remodel	R/R 27 SQ COMP SHINGLES
RR25-000297	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1327 BANCROFT Street	$ 56.00	$ 5,996.23	Residential Remodel	R/R 20 SQ COMP SHINGLES
RR25-000300	Garden City	BD - Repair, Replacement, or Remodel Building Permit	4101 E US HIGHWAY 50 LOT 300	$ 79.00	$ 2,500.00	Residential Remodel	R/R Roof
RR25-000288	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1924 B Street	$ 105.00	$ 6,800.00	Residential Remodel	R/R 24 SQ COMP SHINGLES
RR25-000290	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2404 ESTES Court	$ 105.00	$ 8,900.00	Residential Remodel	R/R Roof
RR25-000294	Garden City	BD - Repair, Replacement, or Remodel Building Permit	606 HOWERTON Place	$ 29.00	$ 2,100.00	Residential Remodel	R/R Roof
FP25-000020	Garden City	BD - Fence Permit	2105 COMMANCHE Drive	$ 29.00	$ 239.98	Residential Remodel	R/R 6' Fence
CP25-000012	Garden City	BD - Concrete Permit	2151 GLENWOOD Drive	$ 29.00	$ 2,300.00	Residential Remodel	16X12 slab for future shed
RR25-000282	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2303 N MAIN Street	$ 56.00	$ 5,169.11	Residential Remodel	R/R 12 SQ COMP SHINGLES
RR25-000283	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1706 BENTON Street	$ 105.00	$ 13,088.79	Residential Remodel	R/R 20 SQ COMP SHINGLES
RR25-000284	Garden City	BD - Repair, Replacement, or Remodel Building Permit	904 W OLIVE Street	$ 105.00	$ 13,119.99	Residential Remodel	R/R 35 SQ COMP SHINGLES
RR25-000285	Garden City	BD - Repair, Replacement, or Remodel Building Permit	806 PEARL Street	$ 56.00	$ 5,169.11	Residential Remodel	R/R 13 SQ COMP SHINGLES
RR25-000286	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1906 E FAIR Street	$ 105.00	$ 7,500.00	Residential Remodel	R/R 26 ASPHALT SHINGLES
RR25-000310	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2714 N MAIN Street	$ 105.00	$ 20,000.00	Residential Remodel	R/R 55 SQ COMP SHINGLES
RR25-000311	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2607 COACHMAN Lane	$ 56.00	$ 4,500.00	Residential Remodel	R/R Roof
RR25-000312	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2317 TONIO Avenue	$ 105.00	$ 8,000.00	Residential Remodel	R/R Roof
RR25-000313	Garden City	BD - Repair, Replacement, or Remodel Building Permit	607 BANCROFT Street	$ 105.00	$ 8,000.00	Residential Remodel	RR Roof
RR25-000265	Garden City	BD - Repair, Replacement, or Remodel Building Permit	102 N 11TH Street	$ 32.00	$ 500.00	Commercial/Industrial Remodel	GAS PRESSURE TEST
RR25-000332	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1611 LONGHORN Drive	$ 105.00	$ 25,000.00	Residential Remodel	Egress window and new fire place
RR25-000333	Garden City	BD - Repair, Replacement, or Remodel Building Permit	162 SHAMROCK Street	$ 29.00	$ 300.00	Residential Remodel	Gas pressure test
FP25-000018	Garden City	BD - Fence Permit	4101 E US HIGHWAY 50 587	$ 29.00	$ 1,500.00	Residential Remodel	4' chain link fence
FP25-000021	Garden City	BD - Fence Permit	610 WHEATRIDGE Road	$ 29.00	$ 250.00	Residential Remodel	6' Fence
CP25-000010	Garden City	BD - Concrete Permit	2010 SIOUX Drive	$ 29.00	$ 2,500.00	Residential Remodel	16X26 Patio
CP25-000021	Garden City	BD - Concrete Permit	South Main & Riverside Dr	$ -	$ 48,975.00	Residential Remodel	New Sidewalk
RR25-000212	Garden City	BD - Repair, Replacement, or Remodel Building Permit	506 COLONY Street	$ 105.00	$ 10,000.00	Residential Remodel	R/R Roof
RC25-000021	Garden City	BD - New Residential Construction Building Permit	2142 IDLEWILD Way	$ 1,111.00	$ 290,000.00	SF Residential Includes Modular	New Single Family Home
RR25-000337	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1701 N 8TH Street	$ 56.00	$ 4,800.00	Residential Remodel	R/R Roof
RR25-000342	Garden City	BD - Repair, Replacement, or Remodel Building Permit	911 N TAYLOR Avenue	$ 29.00	$ 2,600.00	Residential Remodel	R/R roof - 12 sq
RR25-000343	Garden City	BD - Repair, Replacement, or Remodel Building Permit	211 SPENCER Street	$ 56.00	$ 5,800.00	Residential Remodel	R/R - 16 sq
RR25-000344	Garden City	BD - Repair, Replacement, or Remodel Building Permit	209 SPENCER Street	$ 56.00	$ 5,800.00	Residential Remodel	R/R Roof
RR25-000346	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1501 W FULTON Street	$ 56.00	$ 5,800.00	Residential Remodel	R/R roof - 16 sq
RR25-000347	Garden City	BD - Repair, Replacement, or Remodel Building Permit	207 SPENCER Street	$ 56.00	$ 5,800.00	Residential Remodel	R/R Roof
RR25-000348	Garden City	BD - Repair, Replacement, or Remodel Building Permit	205 SPENCER Street	$ 56.00	$ 5,800.00	Residential Remodel	R/R 16 SQ ASPHALT SHINGLES
RR25-000349	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1505 W FULTON Terrace	$ 56.00	$ 5,800.00	Residential Remodel	R/R 16 SQ ASPHALT SHINGLES
RR25-000350	Garden City	BD - Repair, Replacement, or Remodel Building Permit	808 SUMMIT Street	$ 56.00	$ 4,900.00	Residential Remodel	R/R Roof
RR25-000376	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2208 ARAPAHO Drive	$ 105.00	$ 6,800.00	Residential Remodel	R/R roof - 20 sq
RR25-000377	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2009 HATTIE Street	$ 56.00	$ 3,060.00	Residential Remodel	R/R roof - 17 sq
RR25-000378	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2822 KRIS Place	$ 105.00	$ 7,700.00	Residential Remodel	R/R roof - 17 sq
RR25-000372	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1006 GILLESPIE Place	$ 105.00	$ 12,500.00	Residential Remodel	R/R Roof
RR25-000374	Garden City	BD - Repair, Replacement, or Remodel Building Permit	328 COLONY Street	$ 105.00	$ 10,000.00	Residential Remodel	R/R roof - 24 sq
RR25-000391	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1908 HARDING	$ 130.00	$ 16,194.00	Residential Remodel	R/R roof - 40 sq
RR25-000171	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2009 N 10TH Street	$ 29.00	$ 40.00	Residential Remodel	Overhead to underground service/City work
RR25-000365	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1920 HARDING	$ 130.00	$ 15,200.00	Residential Remodel	R/R Roof
RR25-000366	Garden City	BD - Repair, Replacement, or Remodel Building Permit	402 WASHINGTON Street	$ 105.00	$ 7,779.44	Residential Remodel	R/R roof - 20 sq
RR25-000368	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1912 HARDING	$ 130.00	$ 11,777.92	Residential Remodel	R/R Roof
RR25-000369	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2306 COMMANCHE Drive	$ 56.00	$ 4,200.00	Residential Remodel	R/R roof - 20 sq

RR25-000276	Garden City	BD - Repair, Replacement, or Remodel Building Permit	206.5 Snodgrass	$ 29.00	$ 200.00	Residential Remodel	Temp Service for Mobile Office
RR25-000356	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2213 PIONEER Road	$ 56.00	$ 5,000.00	Residential Remodel	R/R Roof
RR25-000357	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1111 BANCROFT Street	$ 105.00	$ 7,200.00	Residential Remodel	R/R roof - 28 sq
RR25-000358	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1403 N 8TH Street	$ 56.00	$ 5,996.33	Residential Remodel	R/R Roof
RR25-000359	Garden City	BD - Repair, Replacement, or Remodel Building Permit	306 BALLINGER Street	$ 56.00	$ 5,600.00	Residential Remodel	R/R Roof
RR25-000362	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1914 HARDING Avenue	$ 130.00	$ 10,355.82	Residential Remodel	R/R Roof
RR25-000363	Garden City	BD - Repair, Replacement, or Remodel Building Permit	807 E PRICE Street	$ 105.00	$ 16,184.00	Residential Remodel	R/R roof - 44 sq
FP25-000025	Garden City	BD - Fence Permit	2306 C Street	$ 29.00	$ 750.00	Residential Remodel	6'Fence with concrete footing
SP25-000004	Garden City	BD - Sign Permit	409 N CAMPUS Drive Suite 101	$ 75.00	$ -	Commercial/Industrial Remodel	Legacy Mutual Mortgage sign
RR25-000353	Garden City	BD - Repair, Replacement, or Remodel Building Permit	110 W MAPLE Street	$ 29.00	$ 1,500.00	Residential Remodel	Rework service/ Run new service underground
FP25-000023	Garden City	BD - Fence Permit	1502 JAN Street	$ 29.00	$ 2,300.00	Residential Remodel	8' Fence Repair
			Total	**$ 36,053.50**	**$ 8,672,707.48**		

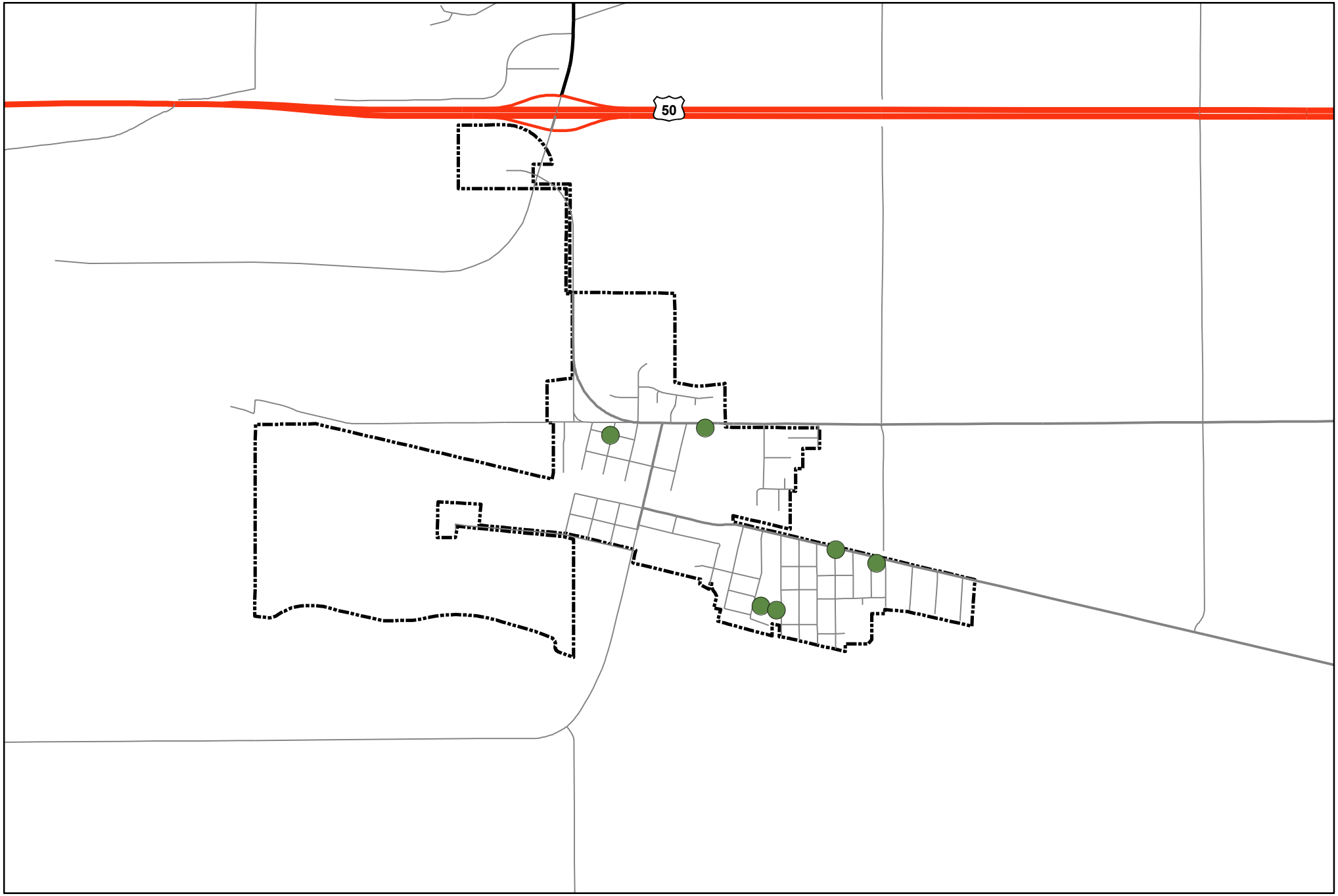
HOLCOMB
2025 MONTHLY BUILDING REPORT

2025 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE									$ -	**0**
	PERMITS									0	
	VALUATION									$ -	
FEB	FEE				144					$ 144	**0**
	PERMITS				1					1	
	VALUATION				18,000					$ 18,000	
MAR	FEE				449					$ 449	**5**
	PERMITS				4					4	
	VALUATION				30,699					$ 30,699	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2025 TOTAL PERMITS		0	0	0	5	0	0	0	0	$ 593 5 $ 48,699	**5**

2023-2025 HOLCOMB BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2023 Permits	3	2	9	9	12	15	7	4	10	8	10	3
2024 Permits2	3	2	8	11	13	7	8	11	9	10	2	3
2025 Permits	0	1	4									



Holcomb

Permit Types

March 2025

- New Industrial
- New Commercial
- Commercial/Industrial Remodel
- Multi-Family
- Residential Remodel
- SF Manufactured (HUD Standards)
- SF Residential Includes Modular
- Misc
- Municipal Boundaries

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR25-000325	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	301 ANNA AVE	$ 131.00	$ 16,424.00	Residential Remodel	Re-Roof
RR25-000354	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	503 DAVID AVE	$ 55.00	$ 1,600.00	Residential Remodel	R/R Roof
RR25-000248	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	100 OLDWEILER Drive	$ 181.00	$ 7,875.00	Residential Remodel	R/R Roof
RR25-000211	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	511 DAVID Avenue	$ 82.00	$ 4,800.00	Residential Remodel	R/R Roof
			Total	**$ 449.00**	**$ 30,699.00**		

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: April 17, 2025
RE: GC2025-12: rezone from “R-1” Single Family Residential District with “PUD” Planned Unit Development and “ZL” Zero Lot Residential Overlay Districts to “R-1” Single Family District with a “PUD” Planned Unit Development Overlay District for the properties generally located at Block 1, Lots 9-21 of the Prairie View Acres – Phase One First Replat, Garden City, Kansas.

ISSUE:
The Planning Commission is asked to consider and recommend approval of the rezoning request for Block 1, Lots 9 - 21 of the Prairie View Acres - Phase One First Replat, Garden City, Kansas.

BACKGROUND:
GC Investments, LLC is requesting to rezone Block 1, Lots 9-21 of the Prairie View Acres - Phase One First Replat from “R-1” Single Family Residential District with “PUD” Planned Unit Development and “ZL” Zero Lot Residential Overlay Districts to “R-1” Single-Family District with a “PUD” Planned Unit Development Overlay District. Each lot contains around 0.19 acres, while all 13 lots total +/- 2.47 acres. The lots are currently vacant, and the applicant intends for the lots to have single-family homes constructed on them.

The property was rezoned to “R-1” Single Family Residential District with “PUD” Planned Unit Development and “ZL” Zero Lot Residential Overlay Districts in 2018 to allow for the construction of higher-density single-family lots. At the time, the primary reason for the "PUD" overlay was to reduce the minimum lot size. The "ZL" overlay district allows one side of the home to be built on the side property line while requiring at least 10 feet between the opposite property line and the home. Approximately eight of these style homes were built on the lots to the east of the lots proposed to be rezoned. The applicant no longer intends for the homes to be built according to the "ZL" overlay but the "R-1" side yard setbacks instead.

STAFF ANALYSIS:
Removing the "ZL" overlay districts would require these lots to maintain the "R-1" side yard setback of 3.5 feet. Constructing the homes to this side setback will have little impact on the surrounding neighborhood, as all but two homes would still maintain a separation of 7 feet, slightly less than the current 10 feet. The Comprehensive Plan's Future Land Use Map designates this area as Low Density Residential, which is defined as 3 -6 units per acre. These lots will remain residential and not change the use or the number of units per lot, making it consistent with the map and suggested density. Removing the "ZL" overlay district will have a minimal impact on the neighborhood and not change the original intent of the subdivision.

The Planning Commission may make its recommendation and state its findings according to the criteria in Section 27.040 of the Garden City Zoning Regulations. Below is the complete list of these criteria:

27.040 AMENDMENT EVALUATION CRITERIA.
Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

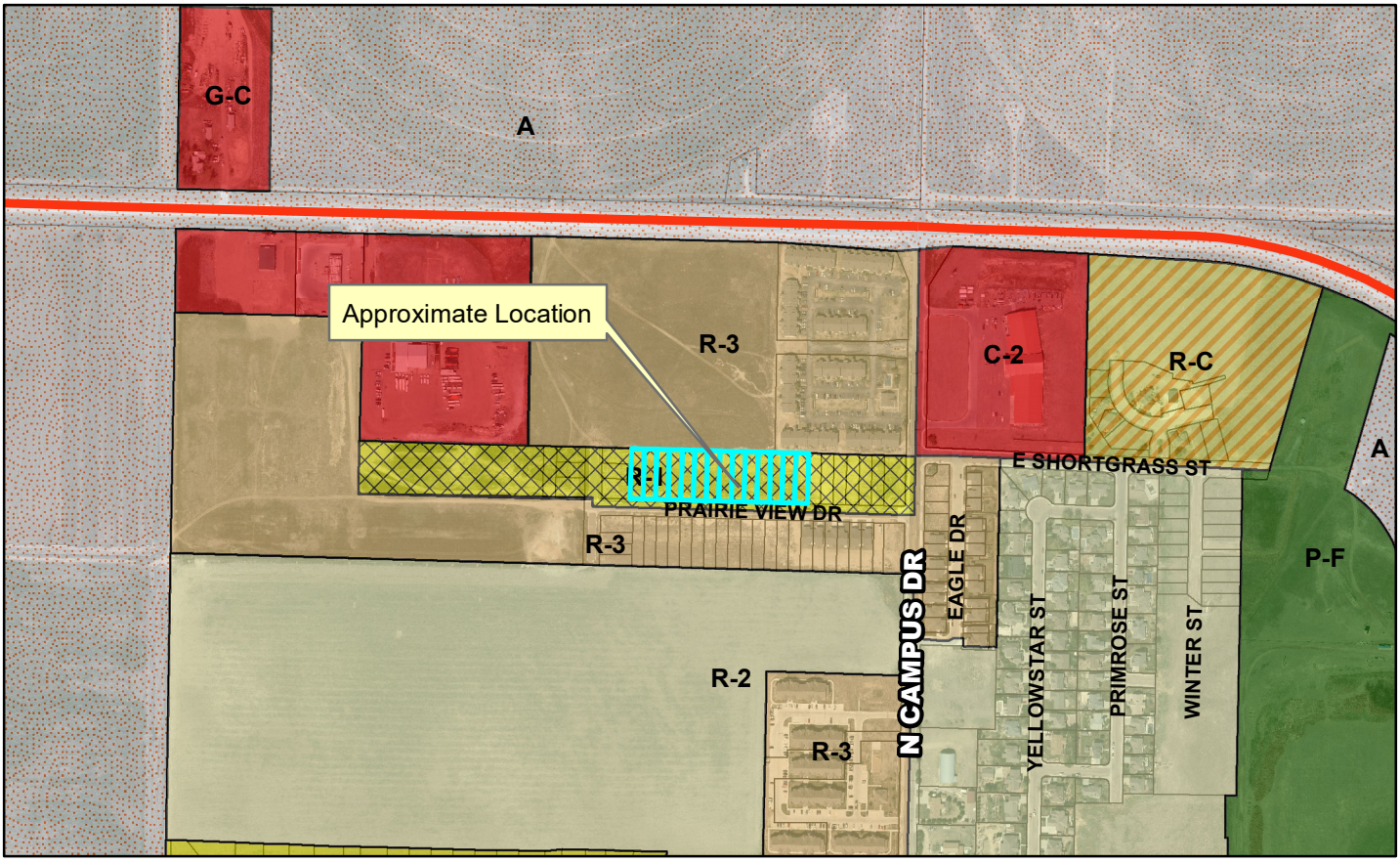
ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

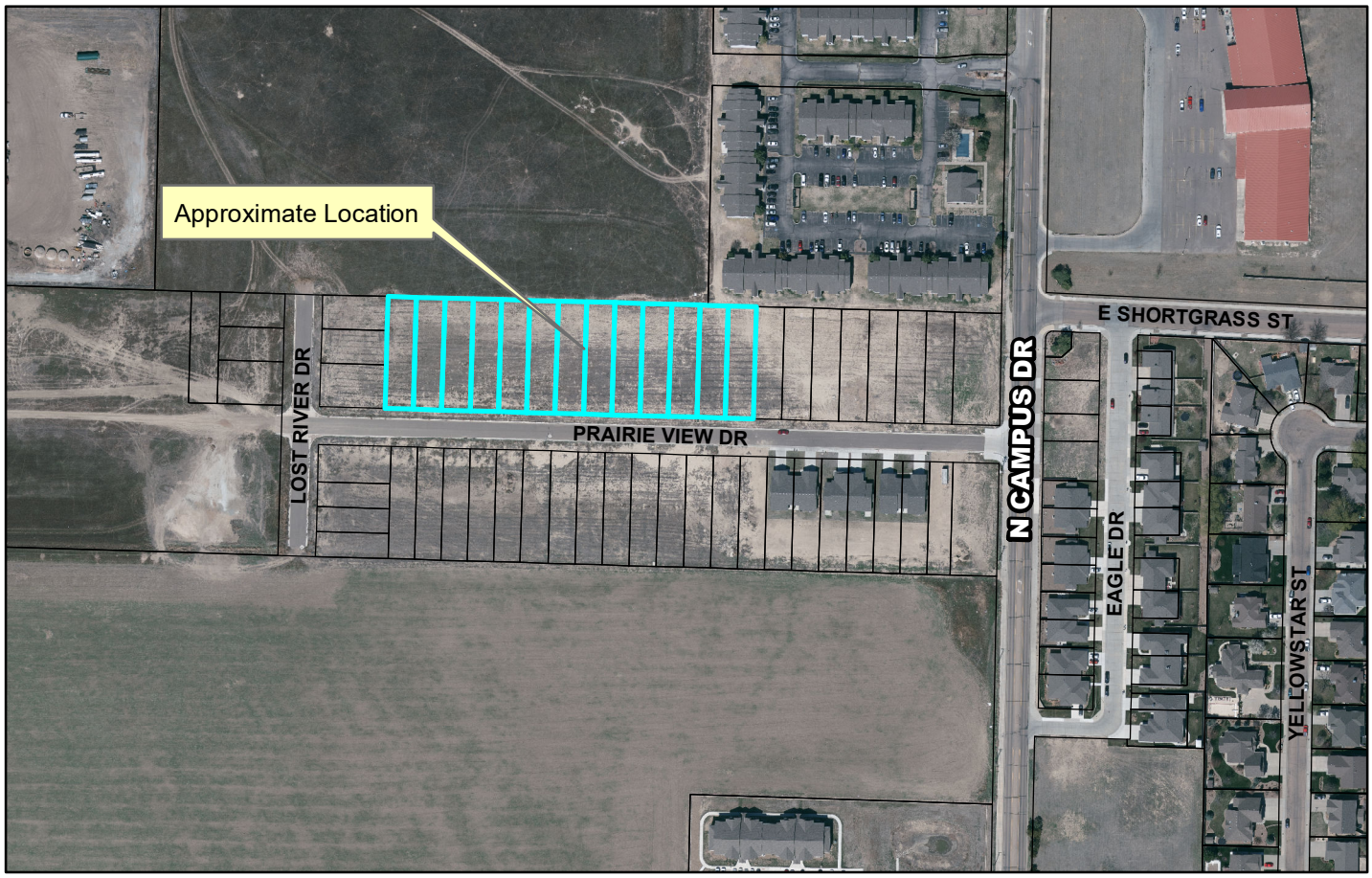
RECOMMENDATION:
Staff recommends the planning Commission recommend approval of the rezoning request.

FISCAL NOTE:
There is no fiscal impact.

ATTACHMENTS:
GC2025-12 Vicinity Map
GC2025-12 General Information



Case Number: GC2025-12
Applicant: GC Investments, LLC
Location: Block 1, Lots 9-21 of the Prairie View Acres - Phase One First Replat
Request: A rezone from "R-1" Single Family Residential District with "PUD" Planned Unit Development and "ZL" Zero Lot Residential Overlay Districts to "R-1" Single Family District with a "PUD" Planned Unit Development Overlay District



GC2025-12: Rezone from "R-1" Single Family Residential District with "PUD" Planned Unit Development and "ZL" Zero Lot Residential Overlay Districts to "R-1" Single Family District with a "PUD" Planned Unit Development Overlay District for the properties generally located at Block 1, Lots 9-21 of the Prairie View Acres – Phase One First Replat, Garden City, Kansas.

GENERAL INFORMATION

Date:	April 17, 2025	**Jurisdiction:**	Garden City
Owner:	GC Investments, LLC		
Applicant:	GC Investments, LLC		
Requested Action:	Rezone to "R-1" Single Family District with a "PUD" Planned Unit Development Overlay District		
Purpose:	To use the property as residential		
Location address:	The property is generally located at Block 1, Lots 9-21 of the Prairie View Acres – Phase One First Replat		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"R-1" Single Family Residential District with "PUD" Planned Unit Development and "ZL" Zero Lot Residential Overlay Districts		
Surrounding Zoning:	North "R-3" Multiple Family Residential South "R-3" Multiple Family Residential East "R-3" Multiple Family Residential West "R-1" Single Family Residential with "PUD" Planned Unit Development		
Land Area:	Contains 0.34 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: April 17, 2025
RE: FC2025-10: Preliminary Plat - Whitetail Crossing Addition

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ISSUE:
The Planning Commission is asked to consider and recommend approval of the Whitetail Crossing Addition (formerly known as Stevenson Acres) preliminary plat.

BACKGROUND:
Duane Palmberg, on behalf of Thomas Stevenson, is requesting approval of the preliminary plat for Whitetail Crossing Addition. The property is generally located north of 9615 N. Jennie Barker Road and is currently zoned "A" Agricultural District. The property is currently vacant and contains +/- 86.6 acres. This residential development will consist of 10 lots ranging from +/-8.2 acres to +/-9.0 acres. The proposed zoning for this development will be "W-R" Working Rural Residential district which allows for single-family homes and allows for one semi-truck and trailer to be parked on the property.

The first submittal of the Preliminary Plat was presented for review on March 19, 2025, and the following concerns were declared:

N&DS:
1. EXISTING EASEMENT: Please depict existing easements, if any.
2. SIGNATURE LINES: Please remove all owner, notary, planning commission, and governing signature lines.
3. LABEL: Please label the subdivision to the south.
    A. Stevenville Addition Replat
4. NOTE SECTION: Please provide a note section with the owner's information.
    A. Address and phone number

FINNEY COUNTY PUBLIC WORKS:
1. ACCESS EASEMENT: Add a no-access easement along Jennie Barker Rd. where there is not a joint access easement.
2. VICINITY MAP: Please add road names to the vicinity map.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat contingent on the plat meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat.

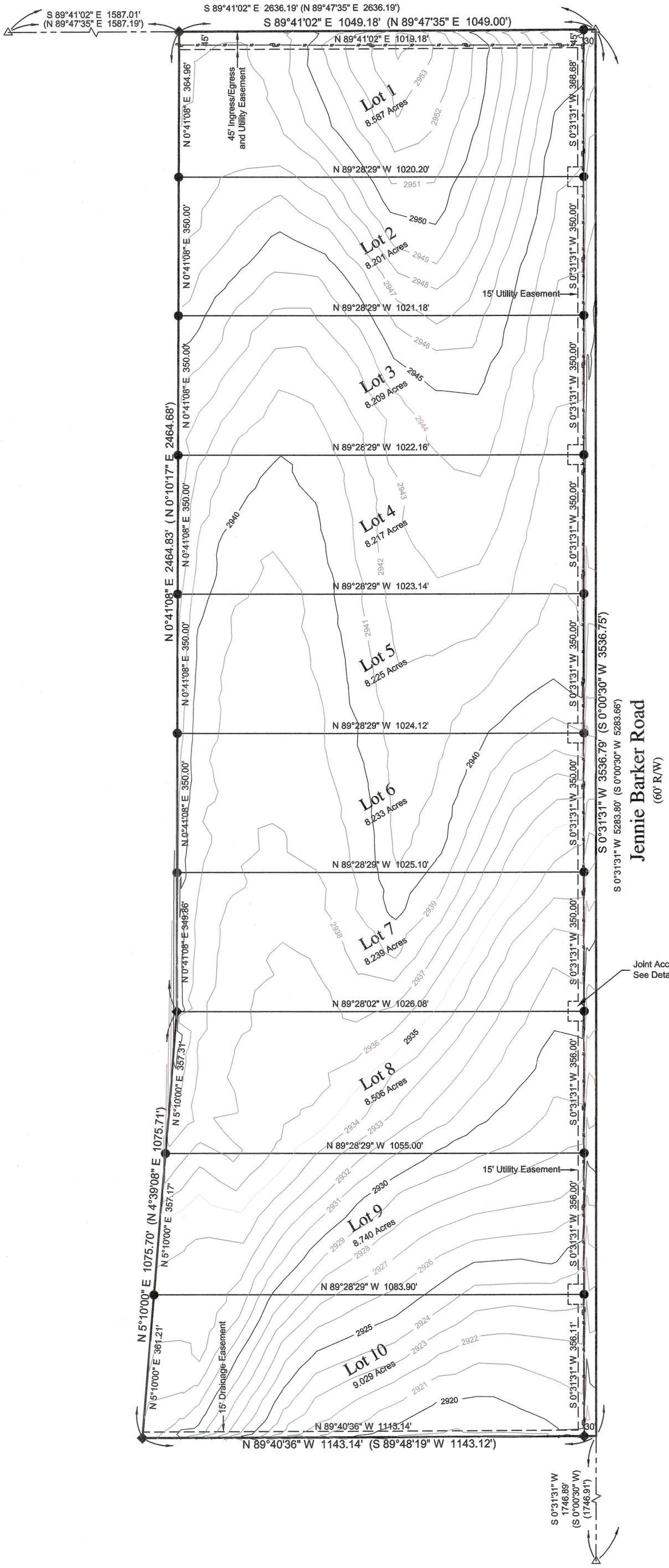
RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat contingent on the plat meeting the minimum requirements of the subdivision and zoning regulations.

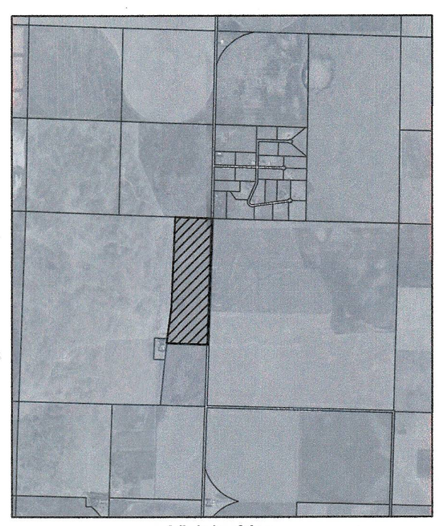
FISCAL NOTE:
There is no fiscal impact.

ATTACHMENTS:
FC2025-10 Preliminary Plat
FC2025-10 Vicinity Map

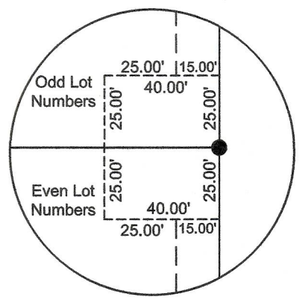
Preliminary Plat of Stevenson Acres

A Plat in the E/2 of Section 33, T22S, R32W
in Finney County, Kansas





Vicinity Map
No To Scale



Joint Access Easement Detail
Scale: 1"=50'

Acreages

Lot 1, Block 1	8.587
Lot 2, Block 1	8.201
Lot 3, Block 1	8.209
Lot 4, Block 1	8.217
Lot 5, Block 1	8.225
Lot 6, Block 1	8.233
Lot 7, Block 1	8.239
Lot 8, Block 1	8.506
Lot 9, Block 1	8.740
Lot 10, Block 1	9.029
Dedicated R/W	2.436
Total	86.622

Zoning Regulations

This property is currently zoned "W-R", Working Rural Residential District and will need to follow the setbacks as outlined in the Finney County Zoning Regulations.

LEGEND

- △ Section Corner
- ■ Concrete Monument
- ◆ Previous Survey Points Found and Used
- ● Set 1/2"x24" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- ~ Not To Scale
- ( ) Previous Distance from MLS Job #2008-043
- < > GLO Distance

N

0' 100' 200'
Scale: 1" = 200'

Survey Review

I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on March 8, 2025.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the E. line of Section 33, assumed to be S 0°31'31" W.
4. Error of Closure: >1:440,000 0.02' @ N 78°40'52" W

Stevenson Acres
A Plat in the E/2 of Section 33, T22S, R32W
in Finney County, Kansas

File Name: 2025-003	Job Number: 2025-003	Date: March 11, 2025

RECEIVED
City of Garden City, KS
Project Number: SPFC25-14
Received by: SR
Date: 14Mar2025
No. of Pages: 1(PRELIM PLAT)
1st Submittal

Land Surveyor's Boundary Description

A tract of land located in the East half of Section 33, Township 22 South, Range 32 West of the Sixth P.M. in Finney County, Kansas, more fully described as follows:
Beginning at the Northeast corner of said Section 33;
Thence on an assumed bearing of South 0°31'31" West, on the East line of said Section 33, for 3536.79 feet to the East-Northeast corner of the Replat of Stevenville Addition;
Thence North 89°40'36" West, on the North line of said Replat, for 1143.14 feet;
Thence North 5°10'00" East, on the East line of said Replat, for 1075.70 feet;
Thence North 0°41'08" East for 2464.83 feet to the North line of said Section 33;
Thence South 89°41'08" East for 1049.18 feet to the Point of Beginning.

Deed Description of Record
Book 284, Page 390

A parcel of land located in the East one-half of Section 33, Township 22 South, Range 32 West of the 6th P.M., in Finney County, Kansas, being further described as follows:
Beginning at the Northeast corner of Section 33, T22S, R32W, thence S00°00'30"W on the East line of Section 33 for a distance of 3,536.75 feet; thence S89°48'19"W for a distance of 1,143.12 feet; thence N04°39'08"E for a distance of 1,075.71 feet; thence N00°10'17"E for a distance of 2,464.68 feet to a point on the North line of the Northeast quarter of Section 33; thence N89°47'35"E on said North line for a distance of 1,049.00 feet to the Point of Beginning.

Owner's Certification

State of Arizona)
) ss:
County of Maricopa)

I, Tom Stevenson, being the owner of the property described hereon, have caused the same to be surveyed and subdivided, and hereby dedicate said plat, easements and road right-of-way.

_____
Tom Stevenson

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Tom Stevenson, this____ day of _____, 2025

_____
Notary Public
for Tom Stevenson

Holcomb - Garden City - Finney County Area Planning Commission Approval

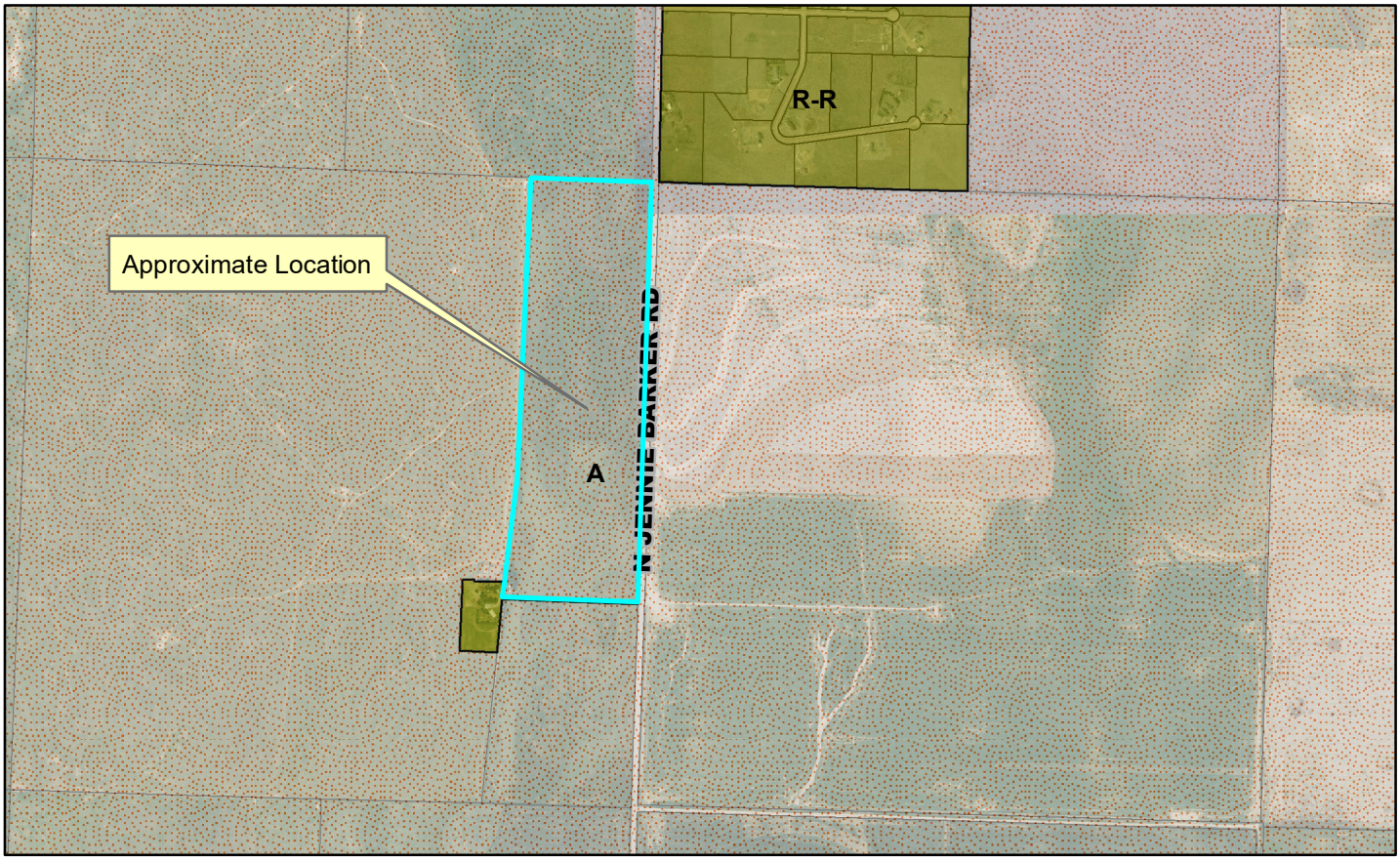
The Parcel Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this____day of _____ 2025, and same is hereby recommended for final approval.

_____ _____
Deborah Oyler, Chairman Trent Maxwell, Secretary

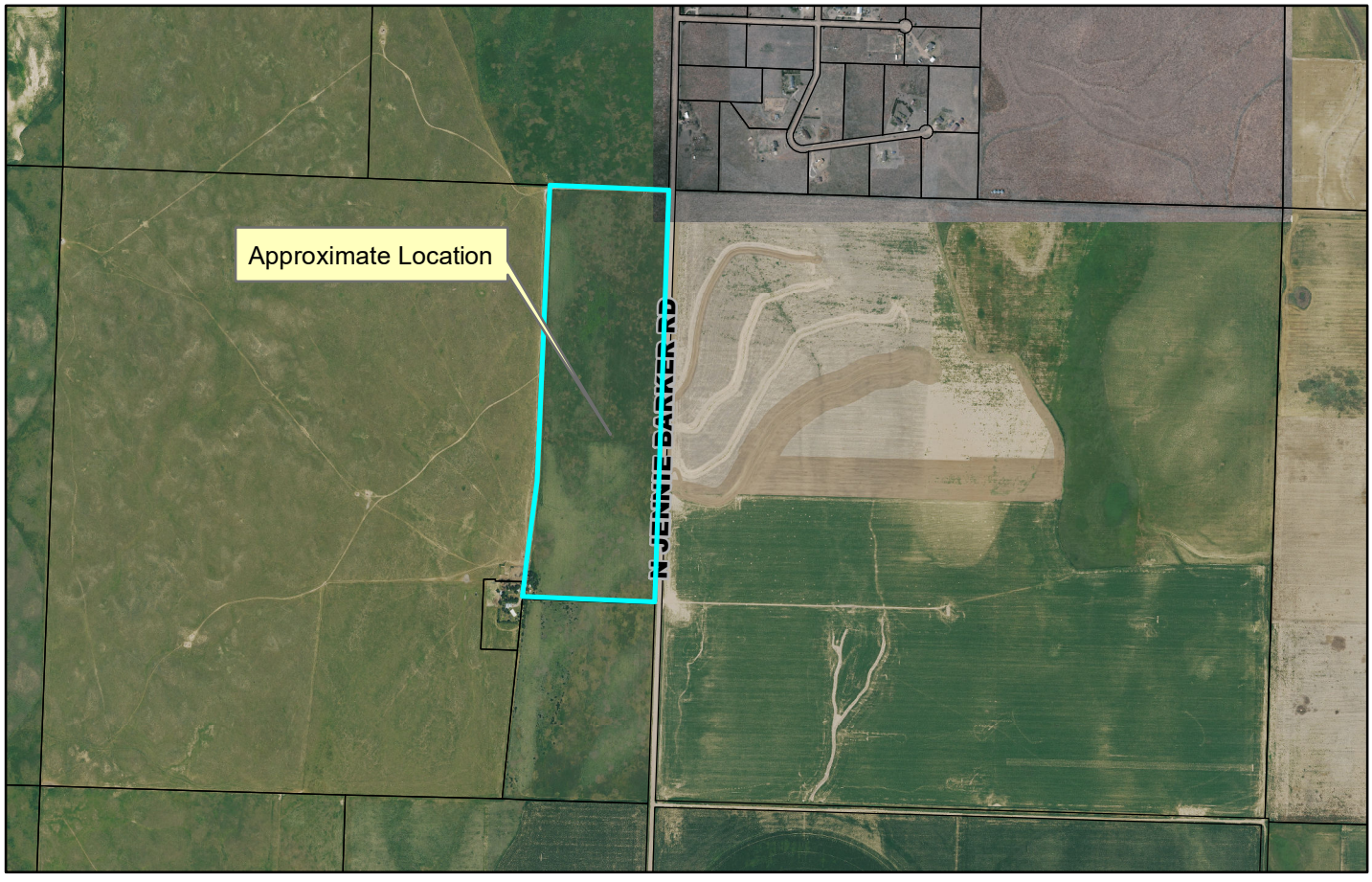
ACCEPTANCE OF BOARD OF COUNTY COMMISSIONERS

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said Board on _____ day of _____, 2025, accepted on behalf of the public the forgoing described parcel of real estate, road right-of-way and public utility easements for public use.

_____ _____
Dori Munyan, Clerk, Board of County Commissioners
Gerry Schultz, Chairman, Board of County Commissioners



Case Number: FC2025-10 &11
Applicant: Duane Palmberg
Address: Generally located north of 9615 N. Jennier Barker, Finney County, Kansas.
Request: Approval of the Preliminary Plat and Final Plat for Stevenson Acres.



GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: April 17, 2025
RE: FC2025-11: Final Plat - Whitetail Crossing Addition

ISSUE:
The Planning Commission is asked to consider and recommend approval of the Whitetail Crossing Addition (formerly known as Stevenson Acres) final plat.

BACKGROUND:
Duane Palmberg, on behalf of Thomas Stevenson, is requesting approval of the final plat for Whitetail Crossing Addition. The property is generally located north of 9615 N. Jennie Barker Road and is currently zoned "A" Agricultural District. The property is currently vacant and contains +/- 86.6 acres. This residential development will consist of 10 lots ranging from +/-8.2 acres to +/-9.0 acres. The proposed zoning for this development will be "W-R" Working Rural Residential district which allows for single-family homes and allows for one semi-truck and trailer to be parked on the property.

The first submittal of the Final Plat was presented for review on March 19, 2025, and the following concerns were declared:

N&DS
1. EXISTING EASEMENTS: Please depict any existing easements, if any.
2. TITLE: Please include “Final Plat of…” in the title.
3. LANGUAGE SECTION: Please change Parcel Plat to Final Plat in the PC Language section.

FINNEY COUNTY PUBLIC WORKS
1. ACCESS EASEMENT: Add a no-access easement along Jennie Barker Rd. where there is not a joint access easement.
2. VICINITY MAP: Please add road names to the vicinity map.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat contingent on the plat meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat.

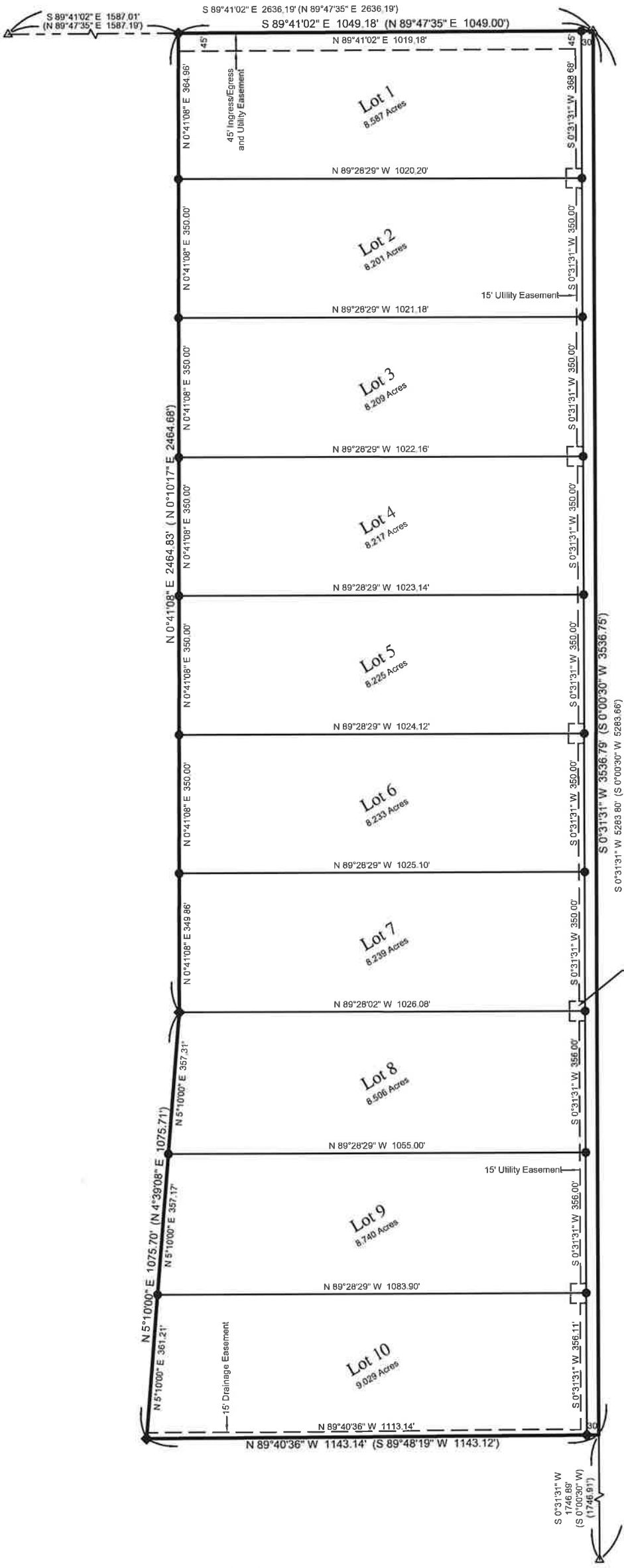
RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat contingent on the plat meeting the minimum requirements of the subdivision and zoning regulations.

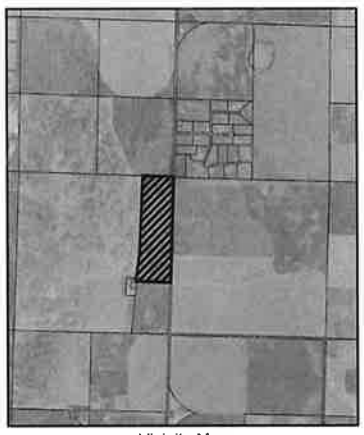
FISCAL NOTE:
There is no fiscal impact.

ATTACHMENTS:
FC2025-11 Final Plat
FC2025-11 Vicinity Map

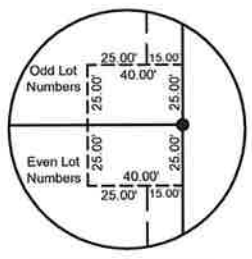
Stevenson Acres

A Plat in the E/2 of Section 33, T22S, R32W
in Finney County, Kansas





Vicinity Map
No To Scale



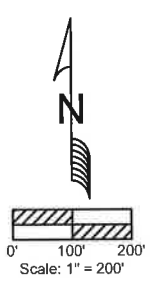
Joint Access Easement Detail
Scale: 1"=50'

Acreages

Lot 1, Block 1	8.587
Lot 2, Block 1	8.201
Lot 3, Block 1	8.209
Lot 4, Block 1	8.217
Lot 5, Block 1	8.225
Lot 6, Block 1	8.233
Lot 7, Block 1	8.239
Lot 8, Block 1	8.506
Lot 9, Block 1	8.740
Lot 10, Block 1	9.029
Dedicated R/W	2.436
Total	86.622

Zoning Regulations

This property is currently zoned "W-R", Working Rural Residential District and will need to follow the setbacks as outlined in the Finney County Zoning Regulations.



LEGEND

- △ Section Corner
- ■ Concrete Monument
- ◆ Previous Survey Points Found and Used
- ● Set 1/2"x24" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- N Not To Scale
- ( ) Previous Distance from MLS Job #2008-043
- < > GLO Distance

Land Surveyor's Boundary Description

A tract of land located in the East half of Section 33, Township 22 South, Range 32 West of the Sixth P.M. in Finney County, Kansas, more fully described as follows:
Beginning at the Northeast corner of said Section 33;
Thence on an assumed bearing of South 0°31'31" West, on the East line of said Section 33, for 3536.79 feet to the East-Northeast corner of the Replat of Stevenville Addition;
Thence North 89°40'36" West, on the North line of said Replat, for 1143.14 feet;
Thence North 5°10'00" East, on the East line of said Replat, for 1075.70 feet;
Thence North 0°41'08" East for 2464.83 feet to the North line of said Section 33;
Thence South 89°41'08" East for 1049.18 feet to the Point of Beginning.

Deed Description of Record
Book 284, Page 390

A parcel of land located in the East one-half of Section 33, Township 22 South, Range 32 West of the 6th P.M., in Finney County, Kansas, being further described as follows: Beginning at the Northeast corner of Section 33, T22S, R32W, thence S00°00'30"W on the East line of Section 33 for a distance of 3,536.75 feet; thence S89°48'19"W for a distance of 1,143.12 feet; thence N04°39'08"E for a distance of 1,075.71 feet; thence N00°10'17"E for a distance of 2,464.68 feet to a point on the North line of the Northeast quarter of Section 33; thence N89°47'35"E on said North line for a distance of 1,049.00 feet to the Point of Beginning.

Owner's Certification

State of Arizona)
) ss:
County of Maricopa)

I, Tom Stevenson, being the owner of the property described hereon, have caused the same to be surveyed and subdivided, and hereby dedicate said plat, easements and road right-of-way.

Tom Stevenson

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Tom Stevenson, this___ day of_____, 2025

Notary Public
for Tom Stevenson

Holcomb - Garden City - Finney County Area Planning Commission Approval

The Parcel Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this___ day of_____, 2025, and same is hereby recommended for final approval.

Deborah Oyler, Chairman

Trent Maxwell, Secretary

ACCEPTANCE OF BOARD OF COUNTY COMMISSIONERS

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said Board on _____ day of _____, 2025, accepted on behalf of the public the forgoing described parcel of real estate, road right-of-way and public utility easements for public use.

Dori Munyan, Clerk
Board of County Commissioners

Gerry Schultz, Chairman
Board of County Commissioners

Survey Review
I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on March 8, 2025.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

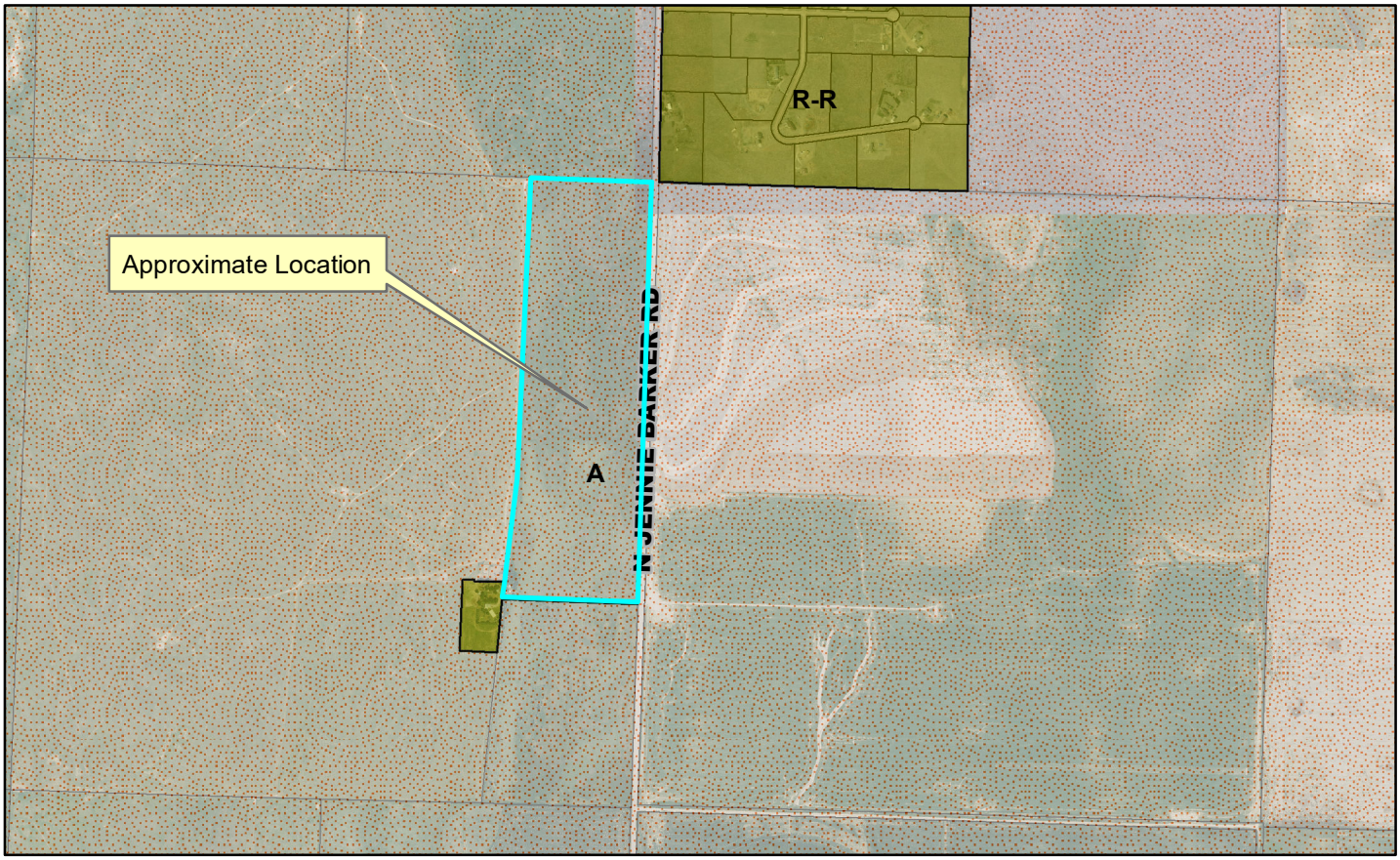
Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the E. line of Section 33, assumed to be S 0°31'31" W.
4. Error of Closure: >1:440,000 0.02' @ N 78°40'52" W

Stevenson Acres
A Plat in the E/2 of Section 33, T22S, R32W
in Finney County, Kansas

File Name: 2025-003	Job Number: 2025-003	Date: March 11, 2025

RECEIVED
City of Garden City, KS
Project Number: SPEC25-14
Received by: SR
Date: 14Mar2025
No. of Pages: 1(PLAT)
1st Submittal



Case Number: FC2025-10 &11
Applicant: Duane Palmberg
Address: Generally located north of 9615 N. Jennier Barker, Finney County, Kansas.
Request: Approval of the Preliminary Plat and Final Plat for Stevenson Acres.

